



Shawn Martin <sem2000s@gmail.com>

OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

101 messages

YMS Office Support <info@yourmanagementservices.com>

Fri, Oct 24, 2025 at 10:23 AM

To: Patty Sabates <psabates48@gmail.com>

Cc: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

YOUR MANAGEMENT SERVICES

"It Begins With YOU!"



150 S. Pine Island Road

Suite 300
Plantation, FL 33324Office (954) 624-2449
Fax (954) 653-9173HOURS M-F
8:30 A.M. - 4:30 P.M.www.yourmanagementservices.comFor customer Service Complaints please forward your
email to complaints@yourmanagementservices.com**From:** Patty Sabates <psabates48@gmail.com>**Sent:** Thursday, October 23, 2025 9:19 PM**To:** Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>**Subject:** Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

3 attachments



Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf

49K



Rules and Regulations-draft #6A.pdf

302K



Omega Villas 1st floor pricing sheet- Austro.pdf

31K

Shawn Martin <sem2000s@gmail.com>

Mon, Oct 27, 2025 at 8:00 AM

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>, usafis.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov,

Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Cover-Up and Damage-Control Strategy

The October 28 Board agenda stacks items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of financials**.

This is paper compliance—while Phase 4 still shows concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Attachment A – Official Board Agenda (Oct 28 2025)

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review. Austro & S&D are taking care of it  per Your Management Services email below...



-  **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](https://youtu.be/jGIUeNPeeCEE?si=swg4edaEFTB9rG3D) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEFTB9rG3D>
2. [Patty confrontation video 2](https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8f9i) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8f9i>
4. [Patty confrontation video 4](https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZJVgoE3) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZJVgoE3) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZJVgoE3>

10/29/25, 9:09 PM

Gmail - OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4
<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-IU?si=xA8_yrj0dyNkbEya

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=hDlpQM85K79HZLGj>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

📺

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Mon, Oct 27, 2025 at 8:00 AM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to oag.civilrights@myfloridalegal.com because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns: mxb-003d5601.gslb.pphosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Mon, 27 Oct 2025 05:00:06 -0700 (PDT)

 noname

4K

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Mon, Oct 27, 2025 at 8:00 AM

To: sem2000s@gmail.com

Address not found



Your message wasn't delivered to **oig.doj@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User: Unknown

Final-Recipient: rfc822; oig.doj@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns: mx-dc2.usdoj.gov. (2607:f330:5000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <oig.doj@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:00:07 -0700 (PDT)



noname
4K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:00 AM



Address not found

Your message wasn't delivered to **public.integrity@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User: Unknown

Final-Recipient: rfc822; public.integrity@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns: mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <public.integrity@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:00:06 -0700 (PDT)



noname
4K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:00 AM



Address not found

Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)
⚠ This link will take you to a third-party site

The response from the remote server was:
550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>

Final-Recipient: rfc822; citizenservices@myfloridalegal.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; mxlb-003d5601.gslb.pphosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)
Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>
Last-Attempt-Date: Mon, 27 Oct 2025 05:00:07 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:00 AM



Address not found

Your message wasn't delivered to crt@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; crt@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-dc2.usdoj.gov. (2607:f330:5000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <crt@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:00:07 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:00 AM



Address not found

Your message wasn't delivered to usafis.citizens@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; usafls.citizens@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <usafls.citizens@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:00:06 -0700 (PDT)

 noname
4K

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:00 AM

Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins
Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 10/27/2025 12:00:04 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only
Message rejected by: PH0PR09MB11822.namprd09.prod.outlook.com

Notification Details

Sent by: PH0PR09MB11822.namprd09.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/27/2025 12:00:04 PM		2002:a05:6a11:f00f:b0:67c:88ab:11be	HTTP	*
2	10/27/2025 12:00:06 PM		mail-pj1-x102b.google.com	SMTP	2 sec
3	10/27/2025 12:00:06 PM	mail-pj1-x102b.google.com	DS1PEPF00017E09.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	10/27/2025 12:00:06 PM	DS1PEPF00017E09.namprd09.prod.outlook.com	BL0PR0901CA0020.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
5	10/27/2025 12:00:07 PM	BL0PR0901CA0020.namprd09.prod.outlook.com	PH0PR09MB11822.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from BL0PR0901CA0020.namprd09.prod.outlook.com (2603:10b6:208:1c0::30) by PH0PR09MB11822.namprd09.prod.outlook.com (2603:10b6:510:2c2::22) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.19; Mon, 27 Oct 2025 12:00:07 +0000
Received: from DS1PEPF00017E09.namprd09.prod.outlook.com (2603:10b6:208:1c0:cafe::bf) by BL0PR0901CA0020.outlook.office365.com (2603:10b6:208:1c0::30) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.19 via Frontend Transport; Mon, 27 Oct 2025 12:00:06 +0000
Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102b) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::102b as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::102b; helo=mail-pj1-x102b.google.com; pr=C
Received: from mail-pj1-x102b.google.com (2607:f8b0:4864:20::102b) by DS1PEPF00017E09.mail.protection.outlook.com (2603:10b6:2c:400:0:1009:0:6) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Mon, 27 Oct 2025 12:00:06 +0000
Received: by mail-pj1-x102b.google.com with SMTP id 98e67ed59e1d1-33257e0fb88so669773a91.1 for inspectorgeneral@eog.myflorida.com; Mon, 27 Oct 2025 05:00:06 -0700 (PDT)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1761566406; x=1762171206; darn=eog.myflorida.com; h=to:subject:message-id:date:from:references:in-reply-to:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=H6cFk8d4RJ8CnOKcGpfwmKPTgk+DJOkG8c2PV51fQg0=; b=bUYzz01npvZKbGQgYc3C0bOdIdKWuVzL5Qs40tWlIe1J11TZBu6tKy0AuGI8hraVhIngwIqs7VZaz8f7RmMSfA32qGK4RsIfaGIL+3MY46DPtN+Jwn7hIKpScI5K9lBm8c9kmG

vpQQ1zpVL05m7csajTkXnUFY9E/BSMJTsZDXCQFNvao0bujuvye7TRCSFP9QQ0R1L0r1G
4p8BswPewJyoqAk2+kkqTLm1L21LmRY1XMPtKkENf4J3t/1eXdc0Y/xC3u8q+D0+SDZ2
3xh1m5BgH9jB3TCf8449zX5m4zrIOsXhBQvzJD6LPeKocgSNAe3UEU355yHsrqnMdwJ1
Cx9Q==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1761566406; x=1762171206;
h=to:subject:message-id:date:from:references:in-reply-to:mime-version
:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to;
bh=H6cFk8d4RJ8CnOKcGpfwmKPTgk+DJOKG8c2PV51fQG0=;
b=IDZbS92Q0ueXBpx0+j2J4y+3tLKakwivxhR5p0rJ9QIfxXKAXLl0j1j65vPsJc+j08
M7/nCGGiIInwEak15+uGHWIadtG0i9MZ1bUSbi9z1VbJ9deMRoDXpr9pRwmCijUyBwq
D39tP3TUupu2RetcBUtIsrJG53Xfi506P3bxeT5Dq5Brf5dJwq6VIW2j3aZ+FoxlHkz3J
Lb+VBQfv48F4efa/DAz+gJY9yMQUEHQVjPde4bfG0fygXzxmJZeURp0pQYmNwcUHxxBZ
xyKD6k4iFVht81OCi9/D0QGTGzboxYgm6Jjio5bBHU0K7B8T5BCULny1CB0jtnYyOV2OS
NokA==
X-Forwarded-Encrypted: i=1; AJvYcCW1cepqFyNjVP1MuCxt0QuQJHs9viuNvcbHT+
k2xfEo8q2n3UHyNjLt/kSLMlcZk8iF9HgnVklxh+cpTujFNIQ@eog.myflorida.com
X-Gm-Message-State: A0Ju0Yw9buam9hyg5pJnGpdyxcbItvQUd8+j2GmFrC3DDzKTeCtt0s2b
DGRE23KryIBewFof8b6ltJ0wpU1Azm96zfYQVAN9W45sbIh1pScf6HJAAn5hCG1H8BsjkQydoQn
XCUm1k6tye33BSLeQrViG+5DzRkEQu14=
X-Gm-Gg: ASbGncv4xXUiqx6Bb01Pu5uBwbqa9++Nq94JxsBCy8pXeNG8Sp8NmAhAbzXrap/JVP
F22jBzy7wOmgdnrRO/0e4CSMGXXewJ3ieuyyjeriTs+wpIwrc9ipuxuiw6kIVzXJux07qVTgJsx
Xw6YAaGGx1+JQEX1st+6j4n1Pii1B07Twv4Iur5W83gcA4e/wJh/ehbj25D04uYApQumK20+waF
BAomg4qhW5id0x4HRZOHhjaCWfV/NMXZNAAHMJQwrsCBuEDP59Ghfluby+S8DmEeahNEPQTaq+g
lQVEVUaa6fRYHUuRAhA=
X-Google-Smtp-Source: AGHT+IFYr1nU31xLQ1JGsjeeY7kWKk+T5upDX/lnZ9BTj50+wcbFAGN3UNI5X+
POS15JjsZkizWj33stErG1o64im5g=
X-Received: by 2002:a17:90a:e7d0:b0:33b:ba55:f5e8 with SMTP id
98e67ed59e1d1-33bcf85e277mr24816314a91.2.1761566405388; Mon, 27 Oct 2025
05:00:05 -0700 (PDT)
MIME-Version: 1.0
Received: by 2002:a05:6a11:f00f:b0:67c:88ab:11be with HTTP; Mon, 27 Oct 2025
05:00:04 -0700 (PDT)
In-Reply-To: <BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Mon, 27 Oct 2025 08:00:04 -0400
X-Gm-Features: AWMQ_bmObgskt2Yti_pQ8WU3Z5LIgq9iF5i9f2UiGfr6eQQqF4bxjCwYGsVR0Q
Message-ID: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
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@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
Content-Type: multipart/alternative; boundary="000000000000d76e45064222a36c"
Return-Path: sem2000s@gmail.com
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: DS1PEPF00017E09:EE_|PH0PR09MB11822:EE_
X-MS-Office365-Filtering-Correlation-Id: 8cdef0ab-8aca-407c-1d7c-08de15505f05

Original-Recipient: rfc822:inspectorgeneral@eog.myflorida.com
Final-Recipient: rfc822:inspectorgeneral@eog.myflorida.com
Action: failed
Status: 5.7.124
Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

----- Forwarded message -----
From: Shawn Martin <sem2000s@gmail.com>
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
Cc:
Bcc:
Date: Mon, 27 Oct 2025 08:00:04 -0400

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

**Watchdog Alert – October 28, 2025 Board Meeting****Agenda Reveals Active Cover-Up and Damage-Control Strategy**

The October 28 Board agenda stacks items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of financials**.

This is paper compliance—while Phase 4 still shows concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.



Attachment A – Official Board Agenda (Oct 28 2025)

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review. Austro & S&D are taking care of it
 per Your Management Services email below...

-  **Video Evidence Archive: Patty's Leadership Record** — Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower — Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda — Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence — Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) — web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action — 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](https://youtu.be/jGIUeNPeCEE?si=swg4edaEFTB9rG3D) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeCEE?si=swg4edaEFTB9rG3D>
2. [Patty confrontation video 2](https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>
4. [Patty confrontation video 4](https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSehlbua-iU?si=xA8_yrj0dyNkbEya

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=hDlpQM85K79HZLGj>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gVx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapidès <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapidès <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Shawn Martin <sem2000s@gmail.com>

Mon, Oct 27, 2025 at 8:49 AM

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafis.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, askus@sa17.state.fl.us, 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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnr.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, 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, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani brown <kaelanibrown@yahoo.com>, Kcchen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of financials.**
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*

[Quoted text hidden]

[Quoted text hidden]

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are taking care of it  per Your Management Services email below...

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **public.integrity@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; public.integrity@usdoj.gov

Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-da6.usdoj.gov](#). (2607:f330:6000:1070::5, the server for the domain [usdoj.gov](#).)
Diagnostic-Code: smtp; 550 5.1.1 <[public.integrity@usdoj.gov](#)>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; [oag.civilrights@myfloridalegal.com](#)
Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-b-003d5601.gslb.pphosted.com](#). (205.220.173.9, the server for the domain [myfloridalegal.com](#).)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **reportfraud@wellsfargo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; [reportfraud@wellsfargo.com](#)
Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-b-00004003.gslb.pphosted.com](#). (205.220.165.101, the server for the domain [wellsfargo.com](#).)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **usafis.citizens@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; usafis.citizens@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <usafis.citizens@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **oig.doj@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; oig.doj@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <oig.doj@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)





Address not found
Your message wasn't delivered to **askus@sa17.state.fl.us** because the domain **sa17.state.fl.us** couldn't be found. Check for typos or unnecessary spaces and try again.
[LEARN MORE](#)

The response was:
DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; [askus@sa17.state.fl.us](#)
Action: failed
Status: 5.1.2
Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN
Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>
[Last-Attempt-Date](#): Mon, 27 Oct 2025 05:49:32 -0700 (PDT)

 noname
7K



Address not found
Your message wasn't delivered to **crt@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; [crt@usdoj.gov](#)
Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-dc2.usdoj.gov](#). (2607:f330:5000:1070::5, the server for the domain [usdoj.gov](#).)
Diagnostic-Code: smtp; 550 5.1.1 <[crt@usdoj.gov](#)>... User Unknown
[Last-Attempt-Date](#): Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K



Message blocked

Your message to **corporatelegal@oldrepublictitle.com** has been blocked. See technical details below for more information.

[LEARN MORE](#)

⚠️ This link will take you to a third-party site

The response from the remote server was:

550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [CfzPGNqLPquPI7gxT8JRJA.us693]

Final-Recipient: rfc822; corporatelegal@oldrepublictitle.com
Action: failed
Status: 5.7.0
Remote-MTA: dns; [us-smtp-inbound-1.mimecast.com](https://community.mimecast.com/docs/DOC-1369#550). (170.10.128.221, the server for the domain [oldrepublictitle.com](https://community.mimecast.com/docs/DOC-1369#550).)
Diagnostic-Code: smtp; 550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [CfzPGNqLPquPI7gxT8JRJA.us693]
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

⚠️ This link will take you to a third-party site

The response from the remote server was:
[Quoted text hidden]

Final-Recipient: rfc822; citizenservices@myfloridalegal.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; [mx-b-003d5601.gslb.pphosted.com](https://community.mimecast.com/docs/DOC-1369#550). (205.220.173.9, the server for the domain [myfloridalegal.com](https://community.mimecast.com/docs/DOC-1369#550).)
Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Message blocked

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM

Address not found



Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found
Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.
[LEARN MORE](#)
▲ This link will take you to a third-party site

The response from the remote server was:
550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BN2PEPF000055DD.namprd21.prod.outlook.com 2025-10-27T12:49:33.448Z 08DE1307A7C1B8CC]

Final-Recipient: rfc822; cnn.tips@cnn.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; cnn-com.mail.protection.outlook.com. (2a01:111:f403:c927::, the server for the domain cnn.com.)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BN2PEPF000055DD.namprd21.prod.outlook.com 2025-10-27T12:49:33.448Z 08DE1307A7C1B8CC]
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:
The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>

Final-Recipient: rfc822; reporters@miamiherald.com
Action: failed
Status: 5.1.3
Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
10K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **consumeralerts@fdic.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; consumeralerts@fdic.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; mail.fdic.gov. (167.176.6.5, the server for the domain [fdic.gov](https://www.fdic.gov).)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Address not found

Your message wasn't delivered to **juan.porras@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:
550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.253, the server for the domain psd.plantation.org.)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM

Address not found



Your message wasn't delivered to **ComplaintsOffice@hud.gov** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SA2PEPF00002252.namprd09.prod.outlook.com 2025-10-27T12:49:33.629Z 08DE14FCB3F12FC6]

Final-Recipient: rfc822; ComplaintsOffice@hud.gov
Action: failed
Status: 5.4.1
Remote-MTA: dns: [hud-gov.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:f90e::1, the server for the domain [hud.gov](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SA2PEPF00002252.namprd09.prod.outlook.com 2025-10-27T12:49:33.629Z 08DE14FCB3F12FC6]
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Message not delivered

Your message couldn't be delivered to **legal@rushmorelm.com** because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:

550 5.7.1 Relaying denied

Final-Recipient: rfc822; legal@rushmorelm.com
Action: failed
Status: 5.7.1
Remote-MTA: dns: [mx-00219602.gslb.pphosted.com](https://aka.ms/EXOSmtpErrors). (205.220.178.162, the server for the domain [rushmorelm.com](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.7.1 Relaying denied
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Editorial Pitches <pitches+noreply@theappeal.org>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM

Thank you for your submission. At this time, The Appeal is not accepting new tips or pitches. If you have any other questions, please email info@theappeal.org.

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Message blocked

Your message to askcityhall@plantation.org has been blocked. See technical details below for more information.

The response from the remote server was:
550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns: d214554a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain plantation.org.)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

 noname
7K

Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM

Thank you for reaching out, we will contact you soon.

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 10/27/2025 12:49:31 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only
Message rejected by: SA1PR09MB9276.namprd09.prod.outlook.com

Notification Details

Sent by: SA1PR09MB9276.namprd09.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/27/2025 12:49:31 PM		2002:a05:6675:611:b0:678:9bcb:9a23	HTTP	*
2	10/27/2025 12:49:33 PM		mail-pj1-x1034.google.com	SMTP	2 sec
3	10/27/2025 12:49:33 PM	mail-pj1-x1034.google.com	SA2PEPF00002252.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	10/27/2025 12:49:28 PM	SA2PEPF00002252.namprd09.prod.outlook.com	CY5PR09CA0010.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
5	10/27/2025 12:49:34 PM	CY5PR09CA0010.namprd09.prod.outlook.com	SA1PR09MB9276.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	6 sec

Original Message Headers

Received: from CY5PR09CA0010.namprd09.prod.outlook.com (2603:10b6:930:1::22) by SA1PR09MB9276.namprd09.prod.outlook.com (2603:10b6:806:289::20) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.19; Mon, 27 Oct 2025 12:49:34 +0000
Received: from SA2PEPF00002252.namprd09.prod.outlook.com (2603:10b6:930:1:cafe::14) by CY5PR09CA0010.outlook.office365.com (2603:10b6:930:1::22) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.19 via Frontend Transport; Mon, 27 Oct 2025 12:49:28 +0000
Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1034) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates

2607:f8b0:4864:20::1034 as permitted sender) receiver=protection.outlook.com;
client-ip=2607:f8b0:4864:20::1034; helo=mail-pj1-x1034.google.com; pr=C
Received: from mail-pj1-x1034.google.com (2607:f8b0:4864:20::1034) by
SA2PEPF00002252.mail.protection.outlook.com (2603:10b6:82c:400:0:1008:0:6)
with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id
15.20.9275.10 via Frontend Transport; Mon, 27 Oct 2025 12:49:33 +0000
Received: by mail-pj1-x1034.google.com with SMTP id 98e67ed59e1d1-32ebcef552eso1148508a91.0
for <inspectorgeneral@eog.myflorida.com>; Mon, 27 Oct 2025 05:49:33 -0700 (PDT)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1761569372; x=1762174172; darn=eog.myflorida.com;
h=cc:to:subject:message-id:date:from:references:in-reply-to
:mime-version:from:to:cc:subject:date:message-id:reply-to;
bh=C6Z0h1HvvzwzLjUtR44/1dVYm6hgEFrNGJpXk2e8Rw=;
b=iP8yG0BwJGrdh01Kp4EVR08znYKwKBX5CTFcPuefbpeQCpbFqnK0ZYj1c9MUmdg80B
SWe9kiDESNETwHHjmwcmBku1807dupbEppZ0M0saTVhDY1sB4JY7spGwHCqUfwd1eVS
uBVgBptHvHDudroyCIHBOxiP4zUdD/25vrfLfti5V9wasjEg3umOpC3m7qVbVt2h6qe3
1mneFIсанG0YEEvuZu0o1hN3AHmwX/qRkoLYgF4esaljYmdwRiC5cTV195AxeMeUXB4
JFDhJWR1/J60x20GbRpKB1xi3X3mL6c1WR/7emsCcuqH8KujTOwgomHvRUTNi5X3fOb
FqbA==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1761569372; x=1762174172;
h=cc:to:subject:message-id:date:from:references:in-reply-to
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=C6Z0h1HvvzwzLjUtR44/1dVYm6hgEFrNGJpXk2e8Rw=;
b=wrE1bz38Cbm5aOLP3ZphAYoZ3VZRCo4MFGtH0eROhG6ZyxtQfVtoZnrSmUjzC8m11
IU3kFrjEZRtvD1fwbJf131sh0vE10hdpI3VkakIw9EVftEvdFvU7Lq62NkIvuJrw8C
qXzsQ2T3rYBEWvh9v3D2mk7SHpv0FUPCnD4iRgUH0AHqnozQDDvxM71eTfwxFDzP9FoP
iLW37iZmwTqjtxgkH163sYoGn3ip9DRYWayz1UdAhIc1DXUjnarCCzc33z1e3AUa6TrZ
R57rxPp50yx85g1vEwB2e1FGwM9HaaD7C5y04nU+KTXNUq/IKxiWQ10SwCBayVJW17V5
QGMg==
X-Forwarded-Encrypted: i=1; AJvYcCXpYo/ONR3b1z0+EDVGLDAym0BwJbZ96/0m8e0ga6R/lh
ShbHuxhHQgxHzs+r69Esd7HBAvzW2z09dnhtWczIE3@eog.myflorida.com
X-Gm-Message-State: A0Ju0YywmFNIA1w+/pusTch/GoQIbJ5FxxHKBchJ3BgY1JRHFrv3+8Utl
otoXhxiEynXK/LQ4qweXacrqj+9PeZ3cSrpCDkqRm+R98+UqqjQgVDR78JfGshDmmbj6CvkU9
cVaDf10RvNH3GxJPy+Kzc/Wb3y1u1vLJENbLq
X-Gm-Gg: ASbGnctEMdCie5eLKC55JmIN5MBRsIZMF/1B1zgED4K6WxSfn7mtKPw8ohoRKsekNnb
eM+6WcakntjvQkwuctM5Qm+4d9CI10moKoTZf6AEN1AiB3+phXamG5pGeTNYXwNl+4GKEgWTx1I
szOkhRMLc4cfagZA56/y9Z6jwCVPsncD5Q6Pee0nb1zFgyX1u8p+60Pjv1jwM9To6TTbmjNvd
HPobDJ3viS9P16ImAy7xP/B4YjGcTietjRojQzPsbQfNbxK7tMswN0WxD8k8D+x/rbsP7054qUo
rUC9NKvZMhL8mkoHmxY=
X-Google-Smtp-Source: AGHT+IHNtoswX7OD8ynCBce/Gyyw2XsxMaWRC3fHA2Xh5xJpQR0zJz
vJlUt+C86/ayjPwuiNVObXX/gKWAXZ1iz/j7s=
X-Received: by 2002:a17:90b:3ec1:b0:33b:8b3b:4e4d with SMTP id
98e67ed59e1d1-33dfabe6c83mr14941623a91.5.1761569372031; Mon, 27 Oct 2025
05:49:32 -0700 (PDT)
MIME-Version: 1.0
Received: by 2002:a05:6675:611:b0:678:9bcb:9a23 with HTTP; Mon, 27 Oct 2025
05:49:31 -0700 (PDT)
In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAoOuW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
<CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Mon, 27 Oct 2025 08:49:31 -0400
X-Gm-Features: AWMQ_bmqkZmDY1QLUkCGBInbmhSuG_4rTRxm1R1NAn8nY1e7F-j-YfanVmqQfmo
Message-ID: <CAFj9TqoF4T2JytJZs7Gk8eHuww46dOi6o06JS0oOsvqEr104ow@mail.gmail.com>
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@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, askus@sa17.state.fl.us, 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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, jpmmhhelp@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, 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, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani brown <kaelanibrown@yahoo.com>, Kcchen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>

Content-Type: multipart/alternative; boundary="00000000000aada6406422354e5"
 Return-Path: sem2000s@gmail.com
 X-EOPAttributedMessage: 0
 X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0
 X-MS-PublicTrafficType: Email
 X-MS-TrafficTypeDiagnostic: SA2PEPF00002252:EE_|SA1PR09MB9276:EE
 X-MS-Office365-Filtering-Correlation-Id: 4e3101d8-4e02-4058-2517-08de1557472f

Original-Recipient: rfc822:inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822:inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, usafis.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, askus@sao17.state.fl.us, 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.hunchofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shervin.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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, jpmmhhelp@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, 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, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani brown <kaelanibrown@yahoo.com>, Kcchen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>

Bcc:
Date: Mon, 27 Oct 2025 08:49:31 -0400
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of financials.**
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- 2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency:**

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

 **Attachment A – Official Board Agenda (Oct 28 2025)**

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are taking care of it  per Your Management Services email below...

 **Video Evidence Archive: Patty’s Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn’t expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.
Are these leaders stewards—or slumlords in suits?
The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower — Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda — Oct 28 2025 (PDF) - attached below...
 2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
 3. **Attachment C:** Video Evidence — Patty's Leadership Record (MP4 / Links) — see below...
 4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) — web-pages with live URLs @ www.hoajusticenow.com
-

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action — 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEFTB9rG3D>
2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>
4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-iU?si=xA8_yrj0dyNkbEya12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=hDlpQM85K79HZLGj>13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed17. https://www.youtube.com/watch?v=rY5_gVx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>CC: Blaire Lapidés <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapidés <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Delivery has failed to these recipients or groups:

tips@cnn.com

The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

Diagnostic information for administrators:

Generating server: [CH0PR07MB8282.namprd07.prod.outlook.com](#)

tips@cnn.com

Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException.MapiExceptionShutoffQuotaExceeded; Failed to process message due to a permanent exception with message [BeginDiagnosticData]The process failed to get the correct properties. 1.84300:01000000, 1.84300:01000000, 1.84300:01000000, 1.84300:02000000, 1.84300:9F000000, 1.84300:A1000000, 1.84300:01000000, 1.84300:08000000, 1.73948:00000000, 1.108572:00000000, 0.117068:2C000000, 1.79180:02000000, 1.79180:9F000000, 1.79180:FA000000, 255.73100:00000000, 5.95292:67000000446F526F7073006E, 8.111356:9552F9FE86593ECC1F1F572B2F8F6BAC0BAFA94C, 0.38698:42971BE6, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00C2111001000000, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00206E756C6C206F, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0069656E744B6579, 7.83740:000000000000000070757420, 1.41134:86000000, 7.36354:01000000007428426C6C206F, 1.46439:0A000000, 1.115228:00000000, 0.104668:00000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00617069526F7043, 7.83740:0000000000000006C617465, 1.41134:86000000, 7.36354:01000000007428426F742062, 1.46439:0A000000, 1.115228:00000000, 0.104668:6F726167, 0.34102:00000000, 5.29818:0000000034343565323037332D343262372D346335382D383636392D37343733663061326638336200727665, 5.55446:00000000333A30006D6D6F6E, 7.29828:613E210219000000526F7000, 7.29832:0000000019000000526F7043, 4.45884:DD040000, 4.29880:DD040000, 4.59420:DD040000, 7.40840:01000000007428426F742062, 8.45434:73205E44B742584C86697473F0A2F83B66696753, 0.104348:00000000, 5.46798:0A0000004D61696C4974656D44656C697665722E485454502E456D61696C00786368616E, 7.51330:CB6F27495715DE086F726167, 5.10786:0000000031352E32302E393235332E3030393A424C30505230374D42373935363A36336637393930342D376263612D346564332D393737352D3330303131303839663431643A3135303630383A2E4E455420382E302E32300074792E, 0.39570:6368616E, 1.64146:02000000, 1.33010:02000000, 2.54258:00000000, 0.58802:18000000, 1.33010:02000000, 2.54258:00000000, 0.58802:02000000, 1.64146:9F000000, 1.33010:9F000000, 2.54258:DD040000, 1.33010:9F000000, 2.54258:DD040000, 255.79500:526F7043, 1.79180:A1000000, 1.79180:08000000, 0.100684:70757420, 4.70028:DD040000, 1.52466:02000000, 0.60402:5C000000, 1.52466:02000000[EndDiagnosticData] [Stage: CreateMessage]'

Original message headers:

Received: from [BN0PR03CA0037.namprd03.prod.outlook.com](#) (2603:10b6:408:e7::12) by [CH0PR07MB8282.namprd07.prod.outlook.com](#) (2603:10b6:610:da::6) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.15; Mon, 27 Oct 2025 12:49:33 +0000

Received: from [BN3PEPF000B071.namprd04.prod.outlook.com](#) (2603:10b6:408:e7:cafe::e4) by [BN0PR03CA0037.outlook.office365.com](#) (2603:10b6:408:e7::12) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.18 via Frontend Transport; Mon, 27 Oct 2025 12:49:33 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1031) smtp.mailfrom=[gmail.com](#); dkim=pass (signature was verified) header.d=[gmail.com](#); dmarc=pass action=none header.from=[gmail.com](#); compauth=pass reason=100

Received-SPF: Pass ([protection.outlook.com](#): domain of [gmail.com](#) designates 2607:f8b0:4864:20::1031 as permitted sender) receiver=[protection.outlook.com](#); client-ip=2607:f8b0:4864:20::1031; helo=[mail-pj1-x1031.google.com](#); pr=C

Received: from [mail-pj1-x1031.google.com](#) (2607:f8b0:4864:20::1031) by [BN3PEPF000B071.mail.protection.outlook.com](#) (2603:10b6:40f:fc02::134) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Mon, 27 Oct 2025 12:49:33 +0000

Received: by [mail-pj1-x1031.google.com](#) with SMTP id 98e67ed59e1d1-32ebcef552eso1148512a91.0 for <tips@cnn.com>; Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=[gmail.com](#); s=20230601; t=1761569372; x=1762174172; darn=[cnn.com](#); h=cc:to:subject:message-id:date:from:references:in-reply-to:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=C6Z0h1HvvzwzWljUtr44/idVYm6hgEFrNGJpXk2e8Rw=; b=eq5XrGoInJQ1nRbY5NNXAKQrrdbauMeuOM/sHVbgKzDvJtPBeUmyHFs8r2QkiI9ZpsRob7gwIwG05100MRrRDSv50Hwc58xQQR9mfSKm7QX4BgctKdkZ5t8aakWfXYqqQcauRDdnxEZZVanCn74G2yXctZgoYrJWfDbRVGNMVOXoc1ABUnUwQoc2AA8RF3Rip1jz/ZQI0NmLcftfKmfYq878r9+qx4sw6iPOhwLYe0VBKedihXX+K6H/95Lq4mqQHih9LD0g

wSfChEOGEMppQycfq1n9+3c1sC1szFBfyTqkAWMsArXV7Q8Dn8/knlHQr0zxzDopu60kHpA==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1761569372; x=1762174172; h=cc:to:subject:message-id:date:from:references:in-reply-to:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=C6Z0h1HvvzwzWljUtr44/idVYm6hgEfrNGjPxxk2e8Rw=; b=YldVNGb+4Y+Xpq4rvsMHR6md8T2nWm3HeGsne9IwBXsA4p6pGBbpPKmKzcOzm44KRXaYd4aaOqCMYEbiE7GsyRvOY3toKc8NvZD41I4dRGZEbWl+1M2z1t9QY90KChmDvntvtBbES+PdN+/kh/thSkKcIgDSktZ1YyvQHDFMXqRw9l+VcIyjtZKGoFQ5KveF8BQEW4wnru68ktbB/CJ8xGm1A3l1IyGU2dcmLja5zjSPBAkm4g8sHBfRzxfiJeyxUh/CBmaqXyukk++VfeCSZf2mzJOADqClpobq9Q86YhCwmrZLRbZmpthL9Vm4CxrH5S40/sblQnEN/5fdB1mw==

X-Forwarded-Encrypted: i=1; AJvYcCV5Xjc66l0mrReQv0Aee6+NpT13ACSGlfBZ8ENpK7H50l4jRJ62P4I5ib0eJQ4EhPmrBmHs@cnn.com

X-Gm-Message-State: A0JuoYwGhfexwOYyKic+CEFT/viE8hw0Mywy2lzaKoh2OJKEuXK4179xt6/3aSqB22CjaMKY9rnnSWfX0iiqMj7z1bM5AFm7pkW3I+jVuVtijsGkxi54VdfeyOCMHxO67N3vQUVSL41HrgwpKkVdsg1mH2Z//NwgOI=

X-Gm-Gg: ASbGnctaSeo6017biQU0EVrD8WYAZaUW9MOrW+0LGPLC4otIIdBweXZuMoI0Bvc8b1EOuHtbHA/xDmD8jQ7vWGza8IXh5AP2I9GImU8WuSuPuYvaie0HIOpPjSW5SX4nFTbo3C+FhPtEfcYN0X5q5gT7bbkK5sANIUFV/lwgFcvte9sGJKjV53tC+e2jLxnnwAj83Hno4TcKIiANeXzGVIP/YM6yKr8FN6r+iR2GXDbr+IDwnCwUd9tMNYhiWMDMvqaiybL0XgskwrDK7AqBEswfb6Ca8hsgYUTYNalSZR3rPkXiCIr1Co=

X-Google-Smtp-Source: AGHT+IHNToswX70D8ynCBce/Gyyw2XsxMaWRC3fHA2Xh5xJpQR0zJvJlUt+C86/ayjPwuiNVobXK/gKWAXZ1iZ/j7s=

X-Received: by 2002:a17:90b:3ec1:b0:33b:8b3b:4e4d with SMTP id 98e67ed59e1d1-33dfabe6c83mr14941623a91.5.1761569372031; Mon, 27 Oct 2025 05:49:32 -0700 (PDT)

MIME-Version: 1.0

Received: by 2002:a05:6675:611:b0:678:9bcb:9a23 with HTTP; Mon, 27 Oct 2025 05:49:31 -0700 (PDT)

In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com >

References: <CAL9ptj=QJar4zXdZ3lfr_ss_wB6HCYnUv4arwAoOuW9fq-NAuw@mail.gmail.com ><BN7PR03MB3796859D35547E75F1E2CEAB7F1A@BN7PR03MB3796.namprd03.prod.outlook.com ><CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com >

From: Shawn Martin <sem2000s@gmail.com>

Date: Mon, 27 Oct 2025 08:49:31 -0400

X-Gm-Features: AWMQ_bmqkZmDY1QLUkCGBinbmhSuG_4rTRxm1R1NAn8nY1e7F-j-YfanVmqQfmo

Message-ID: <CAFj9TqoF4T2JytJzS7Gk8eHuww46dOi6o06jS0oOsvqEr104ow@mail.gmail.com>

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 0eb48825-e871-4459-bc72-d0ecd68f1f39:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: BN3PEPF0000B071:EE_|CH0PR07MB8282:EE_

X-MS-Office365-Filtering-Correlation-Id: dbca1bc6-14bc-440d-74e4-08de1557474e

X-MS-Exchange-AtpMessageProperties: SA|SL

X-Microsoft-Antispam: BCL:0;ARA:13230040|7093399015|69100299015|12012899012|13003099007|8096899003|4076899003|921020;

X-Microsoft-Antispam-Message-Info: =?us-ascii?Q?CG20KHZ44bKBjWQjDG/w75vnNZkcPOXF682/PeMP1mFGSBakwLuzQDZfmdEJ?=>=?us-ascii?Q?Y/OX65EU0gUxRrzi3J3hiu0AheWBBVzj7nc+e1XjRgMc1h/05Jf/N6v/4KszD?=>=?us-ascii?Q?STB7LOhMmIFys+Zz0wQ5tqjSRK91hR9Sv3S1Nl0Kzf8oF07yy8uq5HL6iKeL?=>=?us-ascii?Q?p0hF2iJClNgqQCLHR9H08Tet1CZdMXtdnE3Y2R6VUjzubOHkC3Yq+N0SxeZ5?=>=?us-ascii?Q?zkaWk+BNSxZ0xDIJSueaTzsIrwkSPHJORGvpxYn1ibq8AS55cTGXh+JfrnCM?=>=?us-ascii?Q?UcYLPX8BJyn/qILVgAD4G1A08IywGrCE+IPuMATmn0ztJtWt2giHiX+ok?=>=?us-ascii?Q?gUpq/oVrKsYsf/cv+s1XcjfD9pEghs1t9dYscP2fzEs8Pv60wpmJH0ihr6/?=>=?us-ascii?Q?D5z1GA9wsvXt7Bequ/dgffBQ68b3giuX9+تماود+kVPyye0cvkN0xs2mNsW+G?=>=?us-ascii?Q?rU0F+DpMKwvdLqb0PDqYHyGEAjbKDbmBJKQmHs78WSx3WzGKk9ssa5bnGeq8?=>=?us-ascii?Q?pC9AzkAkX2BwjNOM5CanHPXAFxG/zQ9Xg8de9kRNRHXNyYYPnOvthHFzKPoJ?=>=?us-ascii?Q?s9142mNL91ZqLkqpW8bX3zscSdbv+DF1dV8cGR1GrCNS88AigxnAXD1kV4n?=>=?us-ascii?Q?Y5pG2sTwvK9c4vKJJ1yH0TYqyISGKNV61uY3z7ihqn8yn9rryJXHgjNj4V42?=>=?us-ascii?Q?a20L6W3xFCVs953owUAqG3Rbjvr1UqK74JQJZ/9tjwFDEjjqns7gJ4mEnHuv?=>=?us-ascii?Q?IBKA1FwG6MLazqr18ByOdbOqvTY8Qqgjy9sdzKUOmK0+ea+xC10F7tqsD?=>=?us-ascii?Q?wR5PG1j759/V/UiPh7Y5jinJmLQcsTfeu2Xzi5NRtk/KPz0i9Ip0whe8geWu?=>=?us-ascii?Q?0ZcXYImnDIXDBFXzTSKcn1vbB4CEy4VAhM6hto7+MBEudja1Q5pIQJZJOYkN?=>=?us-ascii?Q?BsQtwNHtThVHTpSsNWud92ew7MqWxdHRP7mpMtOJFCGhk1ZmDF6v1geHTxeU?=>=?us-ascii?Q?h2ruCyVeG/Pm0VUE/RPx+kr1WCdgetSyy3F+HmQNejJUuH4QNKWqA601LSYO?=>=?us-ascii?Q?KycwZQhc2WLISsttsTUo8mcpSLrxvUIY1133eqz2tbwIwJoh8eHr166+HrQ?=>=?us-ascii?Q?uHPFL0DF58/PEwoc1xuHdKIThtkeTXZScgSweDIr+hj3apWDEjma5DyqNwt3o?=>=?us-ascii?Q?r0ncM68I8iuwMgGJqnocy4fNmB05/JDfr+10cqprFmJ1eb3LQqp1/8t8eQxu?=>=?us-ascii?Q?tJettUI3UbjI1AuYiGfXjTff7bX6YvL2V00ssf+4Ndt0fuLZLTqhT50ml1JfL?=>=?us-ascii?Q?S4kE5qQ01LNRlg/mOFNYCYQ1rB6GVmo9/27lgxL1z63W9mD12+Ez+0gnL58u?=>

=?us-ascii?Q?23zAd7taRb/SrJkHYgDHwlydhHDWpE9+1Ld6t7MpC2UooejH0oftys7xDmcd?=
=?us-ascii?Q?Nr+m0u58vvksquodhD9QjyQ1Pxp4rTYWZUu3G/5gf/gGGicdE9FhAczFK0?=
=?us-ascii?Q?rozQDftcmJWguIST4D4YWZtQVIQxn0mPMoRwkuH0sQLII60Abd63N4809b1M?=
=?us-ascii?Q?P8iSddfnApGTzCAw51Q2TpmBk2VS5seaPSkeIGAR5KGNVngXKUBobEbnjVj9?=
=?us-ascii?Q?SrAGGeKuDHPbiLmbb0h7qHecOFEG66xw4b9oCpBUwOkUqKoOsAZHg/A6BzBRJ?=
=?us-ascii?Q?aUNyVHbe054U1352goaIp7N1X5VI/3w5hXN1O/vEe57pjzIpSyUuXIETGKLC?=
=?us-ascii?Q?7070nyhl/DH2dtx8BFrwnrp+fy1CprMpL8BhtMutL65D3HcJMWs58KRW95bP?=
=?us-ascii?Q?D0d0QUqIPo1bIQveIaUGn87mom4x0QtFmFdSA0f+09DCeY/yir9RJHReiqiC?=
=?us-ascii?Q?7WwFCd0VqBpCLpVfGJF07NFES6WjD40r6eBtZgrUJtLiYQxiqm0L0twuca0V?=
=?us-ascii?Q?SeXTWC0PEkbJG7fAxp1Qen3jW5iTDnyVv7ZywnaEx3iU3eXA+P1EGbm++R?=
=?us-ascii?Q?2iVs?=

X-Forefront-Antispam-Report:
CIP:2607:f8b0:4864:20::1031;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:mail-pj1-x1031.
google.com;PTR:mail-pj1-x1031.google.com;CAT:NONE;SFS:(13230040)(7093399015)(69100299015)
(12012899012)(13003099007)(8096899003)(4076899003)(921020);DIR:INB;
X-MS-Exchange-CrossTenant-OriginalArrivalTime: 27 Oct 2025 12:49:33.4477
(UTC)
X-MS-Exchange-CrossTenant-Network-Message-Id: dbca1bc6-14bc-440d-74e4-08de1557474e
X-MS-Exchange-CrossTenant-Id: 0eb48825-e871-4459-bc72-d0ecd68f1f39
X-MS-Exchange-CrossTenant-AuthSource:
BN3PEPF0000B071.namprd04.prod.outlook.com
X-MS-Exchange-CrossTenant-AuthAs: Anonymous
X-MS-Exchange-CrossTenant-FromEntityHeader: Internet
X-MS-Exchange-Transport-CrossTenantHeadersStamped: CH0PR07MB8282

Final-Recipient: rfc822:tips@cnn.com
Action: failed
Status: 5.2.2
Diagnostic-Code: smtp;554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException.MapiException.ShutoffQuotaExceeded; Failed to process message due to a permanent exception with message [BeginDiagnosticData]The process failed to get the correct properties. 1.84300:01000000, 1.84300:01000000, 1.84300:02000000, 1.84300:9F000000, 1.84300:A1000000, 1.84300:01000000, 1.84300:08000000, 1.73948:00000000, 1.108572:00000000, 0.117068:2C000000, 1.79180:02000000, 1.79180:9F000000, 1.79180:FA000000, 255.73100:00000000, 5.95292:67000000446F526F7073006E, 8.111356:9552F9FE86593ECC1F1F572B2F8F6BAC0BAFA94C, 0.38698:42971BE6, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C6965 6E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00C2111001000000, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786 368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063 616E6E6F74206265206E756C6C206F7220656D7074792E00206E756C6C206F, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00206E756C6C20 6F, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C6965 6E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0069656E744B6579, 7.83740:000000000000000070757420, 1.41134:86000000, 7.36354: 01000000007428426FC6206F, 1.46439:0A000000, 1.115228:00000000, 0.1 04668:00000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C6965 6E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00617069526F7043, 7.83740:00000000000000006C617465, 1.41134:86000000, 7.36354: 01000000007428426F742062, 1.46439:0A000000, 1.115228:00000000, 0.104668:6F726167, 0.34102:00000000, 5.29818:0000000034343565323037332D343262372D346335382D383636392D37343733663061326638336200727665, 5.55446:00000000333A30006D6D6F6E, 7.29828:613E210219000000526F7000, 7.29832:0000000019000000526F7043, 4.45884:DD040000, 4.29880:DD040000, 4.59420:DD040000, 7.40840:01000000007428426F742062, 8.45434: 73205E44B742584C86697473F0A2F83B66696753, 0.104348:00000000, 5.46798:040000004D61696C4974656D44656C697665722E485454502E456D61696C00786368616E, 7.51330:CB6F27495715DE086F726167, 5.10786: 0000000031352E33532E3030393A424C305052 30374D42373935363A36336637393930342D376263612D346564332D393737352D3330303131303839663431643A3135303630383A2E4E455420382E302E32300074792E, 0.39570:6368616E, 1.64146:02000000, 1.33010:02000000, 2.54258:00000000, 0.58802:18000000, 1.33010:02000000, 2.54258:00000000, 1.64146:9F000000, 1.33010:9F000000, 2.54258:DD040000, 1.33010:9F000000, 2.54258:DD040000, 255.79500:526F7043, 1.79180:A1000000, 1.79180:08000000, 0.100684:70757420, 7.40028:DD040000, 1.52466:02000000, 0.60402:5C000000, 1.52466:02000000[EndDiagnosticData] [Stage: CreateMessage]

----- Forwarded message -----
From: Shawn Martin <sem2000s@gmail.com>
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@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.doi@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, Press@myfloridalegal.com, askus@sa17.state.fl.us, ACAP@myfloridabar.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.shervin.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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, 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@openthegoverment.org, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani brown <kaelanibrown@yahoo.com>, Kcchen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>
Bcc:
Date: Mon, 27 Oct 2025 08:49:31 -0400

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

EXTERNAL SENDER: Caution opening links or attachments

Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of financials**.

This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction**, **delayed enforcement**, and **obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

 **Attachment A – Official Board Agenda (Oct 28 2025)**

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are taking care of it  per Your Management Services email below...

 **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

 Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

 Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
 2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
 3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
 4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com
-

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

 Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](https://youtu.be/fGIUeNPeeCEE?si=swg4edaEFTB9rG3D) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/fGIUeNPeeCEE?si=swg4edaEFTB9rG3D>
2. [Patty confrontation video 2](https://youtu.be/FepDn4rDZS4?si=UxDHkxY8Wui08psd) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FepDn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>
4. [Patty confrontation video 4](https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) **4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew!** <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
10. [Patty confrontation video 11](#) **4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it!** https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
11. [Patty confrontation video 12](#) **10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval** https://youtu.be/HSeblbua-IU?si=xA8_yrj0dyNkbEva
12. [Patty confrontation video 13](#) **10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!)** <https://youtu.be/5G0hvu5uHac?si=hDIpQM85K79HZLGj>
13. [Patty confrontation video 14](#) **4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower!** https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
14. [Patty confrontation video 15](#) **10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens** <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> **2008 Town Hall Meeting - City of Plantation Citations Discussed**
17. https://www.youtube.com/watch?v=rY5_gWx9nLc **1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction**



Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

postmaster@firstam.onmicrosoft.com <postmaster@firstam.onmicrosoft.com>
To: sem2000s@gmail.com

Mon, Oct 27, 2025 at 8:49 AM



Your message to compliance@firstam.com couldn't be delivered.

The group [compliance](#) only accepts messages from people in its organization or on its allowed senders list, and your email address isn't on the list.

sem2000s

Office 365

compliance

Sender

Action Required

Sender not allowed

How to Fix It

It appears you aren't in the same organization as the group (or a sub-group) you're sending to or your email address isn't on the group's allowed senders list. Ask the owner of the group to grant you permission to send to it, and then try again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder and select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name located on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.133

This error occurs when the distribution group, security group, or Microsoft 365 group is configured to accept messages only from authenticated senders (senders in the same organization or those added to the group's allowed senders list).

To fix the issue, the recipient's email admin or the group owner must add the sender's email address to the group's allowed senders list or change the group's delivery management setting to accept messages from senders inside and outside of the organization.

Usually this issue can only be fixed by the recipient's email admin or the group owner.

For more information and steps to fix this error, see [Fix email delivery issues for error code 5.7.133 in Office 365](#).

Original Message Details

Created Date:

10/27/2025 12:49:31 PM

Sender Address:

sem2000s@gmail.com

Recipient Address:

compliance@firstam.com

Subject:

Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error:

550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group

Message rejected by:

DS7PR22MB6055.namprd22.prod.outlook.com

Notification Details

Sent by: [DS7PR22MB6055.namprd22.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/27/2025 12:49:31 PM		2002:a05:6675:611:b0:678:9bcb:9a23	HTTP	*
2	10/27/2025 12:49:33 PM		mail-pj1-f46.google.com	SMTP	2 sec
3	10/27/2025 12:49:33 PM	mail-pj1-f46.google.com	mx0b-00128103.pphosted.com	ESMTPS	*
4	10/27/2025 12:49:34 PM	pps.filterd	mx0b-00128103.pphosted.com	ESMTP	1 sec
5	10/27/2025 12:49:34 PM	mx0a-00128103.pphosted.com	MN1PEPF0000F0DF.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*
6	10/27/2025 12:49:35 PM	MN1PEPF0000F0DF.namprd04.prod.outlook.com	BL6PEPF00013E05.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	1 sec
7	10/27/2025 12:49:35 PM	BL6PEPF00013E05.NAMP222.PROD.OUTLOOK.COM	DS7PR22MB6055.namprd22.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

Received: from [BL6PEPF00013E05.NAMP222.PROD.OUTLOOK.COM](#) (2603:10b6:22e:400:0:1001:0:4) by [DS7PR22MB6055.namprd22.prod.outlook.com](#) (2603:10b6:8:257::17) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.19; Mon, 27 Oct 2025 12:49:35 +0000

Received: from [MN1PEPF0000F0DF.namprd04.prod.outlook.com](#) (2a01:111:f403:f901::4) by [BL6PEPF00013E05.outlook.office365.com](#) (2603:1036:903:4::4) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.18 via Frontend Transport; Mon, 27 Oct 2025 12:49:35 +0000

Authentication-Results: spf=pass (sender IP is 209.85.216.46) smtp.mailfrom=[gmail.com](#); dkim=fail (body hash did not verify) header.d=[gmail.com](#); dmarc=pass action=none header.from=[gmail.com](#);

Received-SPF: Pass ([protection.outlook.com](#): domain of [gmail.com](#) designates 209.85.216.46 as permitted sender) receiver=[protection.outlook.com](#); client-ip=209.85.216.46; helo=[mail-pj1-f46.google.com](#); pr=C

Received: from [mx0a-00128103.pphosted.com](#) (205.220.160.181) by [MN1PEPF0000F0DF.mail.protection.outlook.com](#) (10.167.242.37) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Mon, 27 Oct 2025 12:49:34 +0000

Received: from [pps.filterd](#) ([m0207975.ppop.net](#) [127.0.0.1]) by [mx0b-00128103.pphosted.com](#) (8.18.1.2/8.18.1.2) with ESMTP id 59R7uEnS013588 for <[compliance@firstam.com](#)>; Mon, 27 Oct 2025 05:49:34 -0700

Authentication-Results-Original: [ppops.net](#); spf=pass smtp.mailfrom=[sem2000s@gmail.com](#); dkim=pass header.s=20230601 header.d=[gmail.com](#); dmarc=pass header.from=[gmail.com](#)

Received: from [mail-pj1-f46.google.com](#) ([mail-pj1-f46.google.com](#) [209.85.216.46]) by [mx0b-00128103.pphosted.com](#) (PPS) with ESMTPS id 4a0w3numxk-1 (version=TLSv1.2 cipher=ECDHE-RSA-AES128-GCM-SHA256 bits=128 verify=NOT) for <[compliance@firstam.com](#)>; Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

Received: by [mail-pj1-f46.google.com](#) with SMTP id 98e67ed59e1d1-32ebcef552eso1148530a91.0 for <[compliance@firstam.com](#)>; Mon, 27 Oct 2025 05:49:33 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=[gmail.com](#); s=20230601; t=1761569372; x=1762174172; darn=[firstam.com](#); h=cc:to:subject:message-id:date:from:references:in-reply-to:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=C6Z0h1HvvzwzWljUtR44/idVYm6hgEFrNGJpXk2e8Rw=; b=Kj3C0SYvCevFkupUIIaImV+1aUyFJyKBv+rAWv8edZy0f7wHBIf+svu8DjS4j7AJ7KHK8eZXH77QdsHcCw30zoQoQzOb/atBZA9kd/gvHypE7i7wpzB62u/bFFukiYfNbbX6eeXe/Nn1Qb+Nce2PhyhyUxu6wI1Nrn9CVDtGabw0GrRMJj4Y1XdIuzDbSMXK0mS8ukdG3BAd5bPscfgmPONbTB/Qd1jVPJkQsMSQvcHw21682YA9VSNr9vcppnMtC7wLXyT/VF79f7LRh+jn96MH6ImYizLaeuwFKTFntNptwe89gQ2gP9QG3mHeN1Ou4tPi09pOi7rBoKLLWg==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1761569372; x=1762174172;
h=cc:to:subject:message-id:date:from:references:in-reply-to
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=C6Z0h1HvvzwzWlJutR44/idVYm6hgEFrNGjPxxK2e8Rw=;
b=G1fiKm3FrJk1aAzbpWsiA0/pt1wsCaPv3RPIJdnR2x4K94U+Ktme02rJF2coqSBVb
AQrj3unaSuInCsLf/3g/MPXYKvJE0eCmDFa9xj89Q1Dom23paeTKuDa1Ny16HqOowCKS
2Yo3F9ld0sT21DxM0m7dthHsnM/6RjQg3idcFp83ixa8gTZ0dlcn2KlUg5Q0y93qahMM4
12di9pPzZWYAC0GqYx6m/ie00LcULmG6MZS1evp+Mo68LfIumiJGWjxcxb+n56//m9Bq
nEPpILscMYZWMJ/yu0HCCNnxq/NhWGs51x1zkPpyT0tLgF+1t3homX82U1MGHSqsu3Hh
HV6g==
X-Forwarded-Encrypted: i=1; AjYyCCXwIF4gceADTtquHWRMyzF+hw4MO9LGCj4SGrtXk8U+jEkPcfq3OGIqVgDXhkHVxwUOOEKI2rFXIA@firstam.com
X-Gm-Message-State: A0Ju0YxZ9nBBMTmArCrmZLYEb1wMQRFM/M0Wr+Hci3mEIEgY3o+e9Buv
mc+2sgRVAChcckst/4t/gI4M5r1Q5WRu1SubV1lKbyauqRY5lanPGwsaP6BxXI09x/u+qE1Dnm7
k8u4j/GaHBOiVX029M1TXmdlCpS1ghok=
X-Gm-Gg: ASbGncuoxJAikaeTfSfcOGxxLyApQeVRDnzo4j1jFhJ0ZMHUffKDwaXU+Xnu3gDteng
fp21dASeSFacNxxHRJ2XKnaCnHmp8+U0fj+Mpr+aa+GvOG1iDKS1Co+DTR7l1nwcXQRnf0hP02Gtb
HDB+1/fKBmMZ0DvG8vbsRVb11v2me78iMGCn0gF488mD/vQe58D7zm3WN8PuRhFnQ/nZ53a6NWd
YTIcYhE0Rjhu2cQNUpvk1KvZogecz24I0Xh22lTmTcFUp116d9oxj3mX0bR4IPqq9YGvXkPofao
CUw63G7PD1PcoIJ/SWA=
X-Google-Smtp-Source: AGHT+IHToswX70D8ynCBce/Gyyw2XsxMaWRC3fHA2Xh5xJpQR0zzJ
vJ1Ut+C86/ayjPwuiNVobXX/gKwAXZ1iz/j7s=
X-Received: by 2002:a17:90b:3ec1:b0:33b:8b3b:4e4d with SMTP id
98e67ed59e1d1-33dfabe6c83mr14941623a91.5.1761569372031; Mon, 27 Oct 2025
05:49:32 -0700 (PDT)
Received: by 2002:a05:6675:611:b0:678:9bcb:9a23 with HTTP; Mon, 27 Oct 2025
05:49:31 -0700 (PDT)
In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
<CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Mon, 27 Oct 2025 08:49:31 -0400
X-Gm-Features: AWMQ_bmqkZmDY1QLUKGBinbmhSuG_4rTRxm1R1NAn8Y1e7F-j-YfanVmqQfmo
Message-ID: <CAFj9TqoF4T2JytJZs7Gk8eHuww46dOI6o06jS0oOsvqEr104ow@mail.gmail.com>
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]
000000000000aada6406422354e5"

X-CLX-Response: 1TFkXBxiEeQpZRBdvbB9EGV1YrN1aWREKwFGxb2VPUAUZem19TE4RCnhOF2N
TY2t7E1h+G19eEQp5T8dpU116Q1hdWrtPuxEKQ0gXBxsfgHEKQ1kXBxkYgXEKQ0kXGgQaGhORC1
1NF2dmchEKX1kXBx4RC19NF2dmchEKWUkXGnEaEb3BhsYcRsTEBsedwYHGxwGGHEKW4aBgx5E
QpJRhdmQ1hZXktHdR11QkvZXk90EQpJRxd4T00RCkNOFXjiiUmFhQkFIS1ATUGZ8fV1aGExQT0J
R1pyW9MUH4aEQpYXBcfBBoEHsaBRsaBBSaGgQbGR4EGR8QGX4aHxoRCL5ZF01kex0eEQpNXBc
ehB4RCkxaF21CQUMRCk10F2gRCkxGF29a2rxaxEKQk8XZHSY72Zuc01wH08RCkNaFxaEwQSHW
QYGxwEHhwRCk3JefXsRCkRefXsaHBEKREKXehEKQ1wXGxEKXk4XGxEKQksXY1Nja3sTWH4aX14RC
kJJF2NTY2t7E1h+G19eEQpCRRdjfWmfHwkeXnxtEhEKQk4XY1Nja3sTWH4aX14RCkJMF21T1AF
GXptfUx0EQpCbBdseh9Lb15pYX91ZBEKQkAXbRnc1tyQXNebEGRCk3YF2ZtBXhDE3BTZGTEQp
aWBccEQp5Qxd1RVBSSEViTG1SEhEKWUsXGxsagRkRCnBoF2gBb31fbVIbTVBIEBkaEQpwaBdoYE
dKX1xSgkxNZaAZGhEKcGgXaXhORX17G2xFafgQGRoRCnBoF2VhUkBffGV7HktGEBkaEQpwaBdgT
1pwe1xbTUh+RxAZGhEKcGgXY0QbWEZTbGtGTh4QGRoRCnBoF2JegUQaTmhcb1MaEBkaEQpwaBds
HkZ4YWBZemngXBAZGhEKcH0XAUR1AUfMaF5ARUKQGRoRCnB9F2NrsRgfGhNpHV10EBkaEQpwrFrd
6WxtvUgkFXEH1YBAZGhEKcH0XY21scH1fQR1Pa0IQGRoRCnB9F2dHYX5Tbw15ck1jEBkaEQpwrFrd
1b0NIW00YUux4SRAZGhEKcH0XekdMYnJ+WxhvFAQGRoRCnB9F2QbhhtpcxxZT0EFEBkaEQpwrFrd
RdsWHX1EkZdfmZEexAZGhEKcH0Xbx1+YFJbYnx+TmkQGRoRCnB9F2R4cfvXxhVjQ0ZEeBkaEQpwr
fRdsGRpBXE28GGH5fRAZGhEKcH0XYR3bE3sYeX1Me0QQGRoRCnB9F29rGHJethP9U1jEBEBkaEQp
wFRdhY0BwBR9sH1AethAZGhEKcH0XB2EYe0dvRBsZYhsQGRoRCnB9F24YeBsBGkdGf1sEBkaEQ
pwrFRdhUhtRex7Un1uthAZGhEKcH0XBXBNuxp4QVNTUHMqGRoRCnB9F2N8E1J9c2N8X3pFEBkaE
QpwrFRduHUVTC311ZExtetRAZGhEKcH0XaEBpGhpmVaeB1IQGRoRCnB9F2NpF65aGmJgSvpMEBkaE
QpwrFRdoZEnDbUxBeH1YaxAZGhEKcH0XZEFjb2B5b2FcmkQGRoRCnB9F2RwFvPyZhx1a1MFEbk
aEQpwrFRdnSGEFTFR1PaEFbcxAZGhEKcH0Xa2dAX01QeHN/E0YQGRoRCnB9F2IBUEwFfXhNG1xrEB
kaEQpwrFRdulwxhJH31vb29CYRAZGhEKcH8Xa0VNBRsebuYem0QEhORCnBFF21fQEKfukNMWYFPE
BkaEQpwxvdQ3B9G0RsuUeXhHhAZGhEKcF8XY1NSZXpQeU8beH4QGRoRCnBFF24YXRKtbhsdTiPt
EB4SEQpwrFxdTzG10bQFNRXtMQBAthHEKcF8XBh1AU0R5ZVJJaFsQEhORCnBFF24TQ21McBhiT2x
dEBkaEQpwrXdpaxpNf0AcbnJLchAZGhEKcF8XZ31mYw0eX0tWgKQGRoRCnBFF297HnpuUkNb0f
B5EBkaEQpwrXdpUH96SEdBQVNYsxAZGhEKcF8XZ35HG1zTHJawV4QGRoRCnBFF3pDumV7GkBCf
F4dEBkaEQpwrXddIBUVyGMBjSxNIetRAZGhEKcF8XZ3H1a2ZsZnBNHnMQGRoRCnBFF2xk65iW2Nd
ekRnEBkaEQpwbBdsGGFaTB9PTVJ1HxATHxEKbX4XGHEKWE0XSxeg

X-Proofpoint-Spam-Details-Enc: AW1haW4tmJjUxMDI1MDA5NiBTYXx0ZWRFx+tvNt0hrFtQK
9/KLxEU8s0gwKBXRc3nRJPsZ5fkLarnn1mrywb4e9K1mvBZ52Jfy8a/F1LyCjOR82Qum+KMWa
nhuJJ0RAFQ5gFrT/hd70Z4a+18gtW1wu21EQqrTutq5+5J5y7/r/BSKfmiR5r11zeRixbFhTXMB
B3WlqsfCM3c7Ho1rw7D/MXoxqtX2h488CII1/qGKH0iucK+chSEPKZReSV0MN265w9Cac50cVz
hM0hps+xc+3tsJvEhiKVZyyxDyH8dMd7A1y/qY2u8x0WuK2w3ZGU2Iun1geCYuyhTEeBEZEkaBBR
c5gZY12fYrME3a2LdAzepm3CsdFmYPyEiz1Wc6r7I8qRNFDMz15ke44EyytmzxtqtN3C1lgD4t8
acI8SMANH3sqf3vqrZrCYPHiay23V9neI2Ucj2rOaqPTr1phJrBRKsjJqG20Rr/D6/1Y3tgfiSg

RcPlXlS/qnJKZ9GxyXQ==
X-AuthSource: Analysis: v=2.4 cv=WLJyn3sR c=1 sm=1 tr=0 ts=68ff6a5d cx=c_pps
a=6w9DBQtmHVXJADI8/5GCG==:117 a=2RK80nOo-hv1hYx6:21 a=x6icFkpwwdMA:10
a=x7bEGLp0ZPQA:10 a=HOCepyVRPcA:10 a=95EFZ5htLIgA:10
a=Kan8h273Bse8B8Jy5C1n:22 a=jJrOw3FHAAAA:8 a=vnREMB7VAAAA:8 a=B84r3hqvAAAA:8
a=g5TWrjVAAAA:8 a=pGLKceISAAAA:8 a=pedpZTtsAAAA:8 a=69EAbJreAAAA:8
a=C_IrinGWAAAA:8 a=CjxXgO3LAAAA:8 a=x-6F9oTbPYIMnPOLhYA:9 a=QEXdD02ut3YA:10
a=1XWaLZrsAAAA:8 a=W4cnAftRLxDR7z56zTAA:9 a=8o1BTUv7dECzOuAU:21
a=lqChg5cX4UMA:10 a=s5zKW874KtQA:10 a=Bp5aiQ3DSeLABsnwVNO:22
a=uZlYkn119I4CNKqjuirQ:22 a=A-g5b9HS34U6dFT7a6GY:22 a=iQ53MDg7dJ92w-4es2-E:22
a=EA_oED63Isst-uzJqiZM:22 a=o1Nob2YexThTZ6quqLSg:22 a=poXaRoV1C6wW9_mwW8W4:22
a=Soy3cZ2v3rD3IzUh-QDm:22 a=Z5ABNNGmrOfJ6cZ5bIyy:22 a=jd6J4Gguk5HxikPWLKER:22
X-CLX-Shades: MLX
X-Proofpoint-GUID: 8HxKKhkbaz9zLVwvp2fzehcmpXsEfzT0
X-Proofpoint-ORIG-GUID: 8HxKKhkbaz9zLVwvp2fzehcmpXsEfzT0
MIME-Version: 1.0
X-External-Message: external
X-Proofpoint-Virus-Version: vendor=baseguard
engine=ICAP:2.0.293,Aquarius:18.0.1121,Hydra:6.1.9,FMLib:17.12.80.40
definitions=2025-10-27_05,2025-10-22_01,2025-03-28_01
X-Proofpoint-Spam-Details: rule=inbound_noblock_bulk_notspam
policy=inbound_noblock_bulk score=0 bulkscore=0 adultscore=0 malwarescore=0
phishscore=0 spamscore=0 priorityscore=1501 lowpriorityscore=0
impostorscore=0 clxscore=-84 suspectscore=0 classifier=typeunknown
authscore=0 authhtc= authcc= route=inbound adjust=0 reason=mlx scancount=1
engine=8.19.0-2510020000 definitions=main-2510250096 domainage_hfrom=11033
Return-Path: sem2000s@gmail.com
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 4cc65fd6-9c76-4871-a542-eb12a5a7800c:0
X-MS-Exchange-SkipListedInternetSender: ip=[209.85.216.46];domain=mail-pj1-f46.google.com
X-MS-Exchange-ExternalOriginalInternetSender: ip=[209.85.216.46];domain=mail-pj1-f46.google.com
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: MN1PEPF000F0DF:EE_|DS7PR22MB6055:EE_
X-MS-Office365-Filtering-Correlation-Id: 508ae335-7ece-462c-adfa-08de15574846

This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged.
If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating or copying this message is strictly prohibited.
If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter.

If you received this email as a commercial message and would like to opt out of future commercial messages, please let us know and we will remove you from our distribution list.

Thank you.

FAFLD

Final-Recipient: rfc822;compliance@firstam.com
Action: failed
Status: 5.7.133
Diagnostic-Code: smtp;550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group

----- Forwarded message -----
From: Shawn Martin <sem2000s@gmail.com>
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, usafsl.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, askus@sa17.state.fl.us, 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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, jpmhmhelp@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, 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, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <blapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani.brown <kaelanibrown@yahoo.com>, Kcohen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>
Bcc:
Date: Mon, 27 Oct 2025 08:49:31 -0400
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of financials**.

This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Attachment A – Official Board Agenda (Oct 28 2025)

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are taking care of it  per Your Management Services email below...

 **Video Evidence Archive: Patty’s Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn’t expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
 2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
 3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
 4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com
-

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/fGIUeNPeeCE?si=swg4edaEFTB9rG3D>
2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>
4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>

- 10. [Patty confrontation video 10](#) **4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew!** <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
- 10. [Patty confrontation video 11](#) **4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it!** https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
- 11. [Patty confrontation video 12](#) **10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval** https://youtu.be/HSeblbua-IU?si=xA8_yrj0dyNkbEva
- 12. [Patty confrontation video 13](#) **10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!)** <https://youtu.be/5G0hvu5uHac?si=hDIpQM85K79HZLGj>
- 13. [Patty confrontation video 14](#) **4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower!** https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
- 14. [Patty confrontation video 15](#) **10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens** <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
- 16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> **2008 Town Hall Meeting - City of Plantation Citations Discussed**
- 17. https://www.youtube.com/watch?v=rY5_gWx9nLc **1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction**

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----
From: **YMS Office Support** <info@yourmanagementservices.com>
Date: Fri, Oct 24, 2025 at 10:23 AM
Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Patty Sabates <psabates48@gmail.com>
CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>
Sent: Thursday, October 23, 2025 9:19 PM
To: Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>
Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

----- The following addresses had permanent fatal errors -----
 <investorrelations@jpmchase.com>
 (reason: 550 5.0.0 <investorrelations@jpmchase.com>... User unknown)

----- Transcript of session follows -----
 ... while talking to vsin53p7480.nanw.jpmchase.net.:
 >>> DATA
 <<< 550 5.0.0 <investorrelations@jpmchase.com>... User unknown
 550 5.1.1 <investorrelations@jpmchase.com>... User unknown
 <<< 503 5.0.0 Need RCPT (recipient)

Final-Recipient: RFC822; investorrelations@jpmchase.com
 X-Actual-Recipient: rfc822; investorrelations@jpmchase.com
 Action: failed
 Status: 5.0.0
 Remote-MTA: DNS; vsin53p7480.nanw.jpmchase.net
 Diagnostic-Code: SMTP; 550 5.0.0 <investorrelations@jpmchase.com>... User unknown
 Last-Attempt-Date: Mon, 27 Oct 2025 12:49:40 GMT

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>
 To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@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, askus@sa17.state.fl.us, 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.shevin.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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@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, 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: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <blapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, kaelani brown <kaelanibrown@yahoo.com>, Kcchen.80@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Miriam Tirado <miriam71@comcast.net>
 Bcc:
 Date: Mon, 27 Oct 2025 08:49:31 -0400
 Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm



Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of financials**.

This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.

5. Juda Eskew & Associates – Financials Still Withheld

Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit W – Watchdog / Oversight Breakdown** – *Where DBPR, City, Police, and Bar failed to act.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

📎 Attachment A – Official Board Agenda (Oct 28 2025)**Related Evidence (Cross-Phase Risk)**

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are taking care of it 🧑🏻‍🔧 per Your Management Services email below...

📺 **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

🚩 Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

📎 Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

□ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

 Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!

<https://youtu.be/jGIUeNPeCEE?si=swg4edaEFTB9rG3D>

2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty

<https://youtu.be/FpDn4rDZS4?si=UxDHkxY8Wui08psd>

3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board

<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.

<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>

5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!

<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>

6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!

7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.

<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>

8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSahlbua-iU?si=xA8_vrj0dyNkbEya

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=hDlpQM85K79HZLGj>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapidès <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>
Sent: Thursday, October 23, 2025 9:19 PM
To: Blaire Lapidès <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>
Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Shawn Martin <sem2000s@gmail.com>
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usaf 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, askus@sa17.state.fl.us, ACAP@floridabar.org, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzio.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.rodriquez.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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerma.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, custom.anti.trust.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@truismedia.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, commu.mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@wltic.com, dianna_higgins@mgic.com, legal@r.compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, info@pogo.org, action@adlu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, in tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, C <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapidès <bjlapides@bellsouth.net>

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of fin**: This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*

- 2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

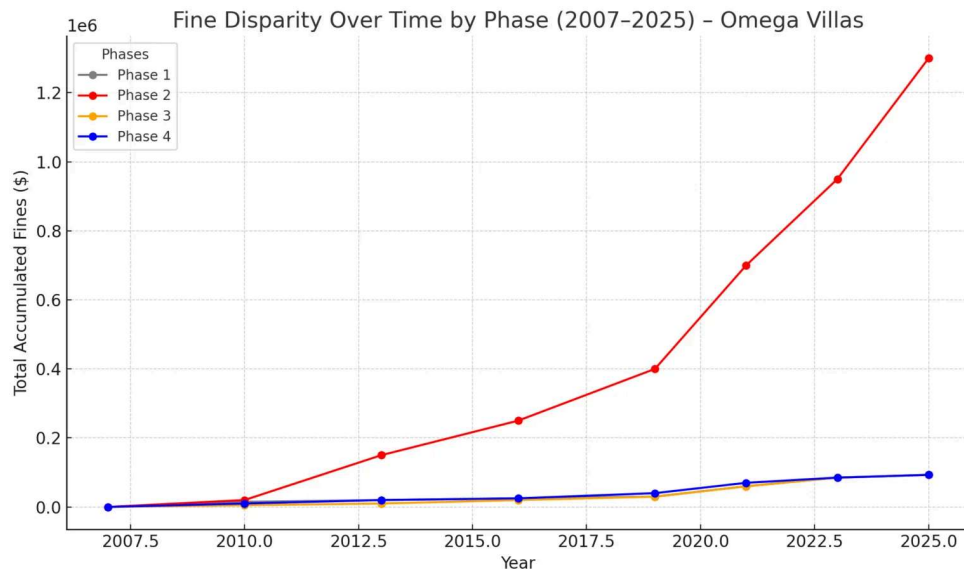
- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

  Aggregate View (2006–2025)

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are tak Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-13345jmc.jpg>



From: Betty Siskind <bettrysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>
<image1.jpeg>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx0-003d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:19 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **oig.doj@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; oig.doj@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <oig.doj@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to public.integrity@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; public.integrity@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <public.integrity@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to askus@sa17.state.fl.us because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; askus@sa17.state.fl.us
Action: failed
Status: 5.1.2
Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN
Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:19 -0700 (PDT)

noname

7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Tue, Oct 28, 2025 at 1:07 AM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:
[Quoted text hidden]

Final-Recipient: rfc822; citizenservices@myfloridalegal.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; [mx-a-003d5601.gslb.pphosted.com](#). (205.220.161.9, the server for the domain [myfloridalegal.com](#).)
Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

noname

7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Tue, Oct 28, 2025 at 1:07 AM

To: sem2000s@gmail.com



Message blocked

Your message to **corporatelegal@oldrepublictitle.com** has been blocked. See technical details below for more information.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:
550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [H_PiT4aaNJ-ws21VhK2x0g.us675]

Final-Recipient: rfc822; corporatelegal@oldrepublictitle.com
Action: failed
Status: 5.7.0
Remote-MTA: dns: [us-smtp-inbound-1.mimecast.com](https://community.mimecast.com/docs/DOC-1369#550). (170.10.128.141, the server for the domain [oldrepublictitle.com](https://community.mimecast.com/docs/DOC-1369#550).)
Diagnostic-Code: smtp; 550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [H_PiT4aaNJ-ws21VhK2x0g.us675]
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:
550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns: [d214658a.ess.barracudanetworks.com](https://community.mimecast.com/docs/DOC-1369#550). (209.222.82.253, the server for the domain [psd.plantation.org](https://community.mimecast.com/docs/DOC-1369#550).)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **ComplaintsOffice@hud.gov** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)
▲ This link will take you to a third-party site

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [DS1PEPF00017E0A.namprd09.prod.outlook.com 2025-10-28T05:07:20.263Z 08DE14CE78A13581]

Final-Recipient: rfc822; ComplaintsOffice@hud.gov
Action: failed
Status: 5.4.1
Remote-MTA: dns; [hud-gov.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:f904::, the server for the domain [hud.gov](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [DS1PEPF00017E0A.namprd09.prod.outlook.com 2025-10-28T05:07:20.263Z 08DE14CE78A13581]
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to joel.rudman@myfloridahouse.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; [hitesa2.myfloridahouse.gov](https://aka.ms/EXOSmtpErrors). (206.201.185.88, the server for the domain [myfloridahouse.gov](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to consumeralerts@fdic.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; consumeralerts@fdic.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; mail.fdic.gov. (167.176.6.5, the server for the domain fdic.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to crt@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; crt@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <crt@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to usafis.citizens@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; usafis.citizens@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-dc2.usdoj.gov. (2607:f330:5000:1070::5, the server for the domain usdoj.gov.)

Diagnostic-Code: smtp; 550 5.1.1 <usafis.citizens@usdoj.gov>... User Unknown
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.

LEARN MORE

This link will take you to a third-party site

The response from the remote server was:
550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [CH3PEPF00000011.namprd21.prod.outlook.com 2025-10-28T05:07:20.231Z 08DE12FF60A7E751]

Final-Recipient: rfc822; cnn.tips@cnn.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; [cnn-com.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:c946::5, the server for the domain [cnn.com](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [CH3PEPF00000011.namprd21.prod.outlook.com 2025-10-28T05:07:20.231Z 08DE12FF60A7E751]
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Message blocked

Your message to **IA@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:
550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns; [d214658a.ess.barracudanetworks.com](https://aka.ms/EXOSmtpErrors). (209.222.82.255, the server for the domain [psd.plantation.org](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa2.myfloridahouse.gov. (206.201.185.88, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Message blocked

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain plantation.org.)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Message not delivered

Your message couldn't be delivered to legal@rushmorelm.com because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:
550 5.7.1 Relaying denied

Final-Recipient: rfc822; legal@rushmorelm.com
Action: failed
Status: 5.7.1
Remote-MTA: dns; [mx1-00219602.gslb.pphosted.com](https://mx-hosts.rushmorelm.com/mx1.rushmorelm.com). (205.220.178.162, the server for the domain rushmorelm.com.)
Diagnostic-Code: smtp; 550 5.7.1 Relaying denied
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to juan.porras@myfloridahouse.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM

Address not found



Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>

Final-Recipient: rfc822; reporters@miamiherald.com
Action: failed
Status: 5.1.3
Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>
Last-Attempt-Date: Mon, 27 Oct 2025 22:07:21 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM

[Quoted text hidden]

Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM

[Quoted text hidden]

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group inspectorgeneral only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 10/28/2025 5:07:04 AM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only
Message rejected by: SA1PR09MB10524.namprd09.prod.outlook.com

Notification Details

Sent by: SA1PR09MB10524.namprd09.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/28/2025 5:07:20 AM		mail-pj1-x1030.google.com	SMTP	16 sec
2	10/28/2025 5:07:20 AM	mail-pj1-x1030.google.com	BL02EPF0001B417.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	10/28/2025 5:07:20 AM	BL02EPF0001B417.namprd09.prod.outlook.com	CYXPR09CA0022.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	10/28/2025 5:07:20 AM	CYXPR09CA0022.namprd09.prod.outlook.com	SA1PR09MB10524.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

Received: from CYXPR09CA0022.namprd09.prod.outlook.com (2603:10b6:930:d4::8) by SA1PR09MB10524.namprd09.prod.outlook.com (2603:10b6:806:369::22) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.19; Tue, 28 Oct 2025 05:07:20 +0000
Received: from BL02EPF0001B417.namprd09.prod.outlook.com (2603:10b6:930:d4:cafe::58) by CYXPR09CA0022.outlook.office365.com (2603:10b6:930:d4::8) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.12 via Frontend Transport; Tue, 28 Oct 2025 05:07:20 +0000
Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1030) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::1030 as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::1030; helo=mail-pj1-x1030.google.com; pr=C
Received: from mail-pj1-x1030.google.com (2607:f8b0:4864:20::1030) by

BL02EPF0001B417.mail.protection.outlook.com (2603:10b6:22e:400:0:100a:0:5) with Microsoft SMTP Server (version=TLS_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Tue, 28 Oct 2025 05:07:20 +0000

Received: by mail-pj1-x1030.google.com with SMTP id 98e67ed59e1d1-33257e0fb88so801184a91.1 for <inspectorgeneral@eog.myflorida.com>; Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1761628039; x=1762232839; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=gB5Svd2TDoV1rKoSMs4i3N71+KI961GVThJNTweohLU=; b=X0duxtDcMAHKA/YdxFPaDuz3/rkNjFXxqVbunqDPSnJuqIeVGfeh+vYLcckJfUTivVqY5MvgHPBC/KWF+GW0ZcX30S5IrzL26Tt8P0hEexOjZVz6uBzeGS1s0NQ8FAINi1UrBjkwcmY8mwSpwkkt4bgTW0Gx875Hk+CslQ6eUjwz0dZ4p693EPjYqKSp7inZgkTWwfvIDKydoHFRZrb+WcOfdDQPvFi6fDBd+OGXgcrtauJ8r5L+jk7sB4ySddPyEPYzNtTy5Q1eM2Pe3vVzqSxiODEbxqrq8LF2Powh/MCn4R6dSYphU8ushKkxnrh38QzAq2kRJQ1H9uCFQW==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1761628039; x=1762232839; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=gB5Svd2TDoV1rKoSMs4i3N71+KI961GVThJNTweohLU=; b=XNh1DkVH4msAkpge6UbBjB4CurvynWa3ltxwcZ18WH89ZOXSZsHJKpuIQ0RtibEYANhrz981DvvScRHoM1YqThfrJLxG/gAAfPF9+tEmQ/PO16GPBfXNHfJ940eZIMsc6tveHW0B26110A7Yr3u7vrFCCHJKKVfbAhGMyM1JN227EH/g4CaGD2SAVpr3iQ07IaWxvqA8moLBdvQ1I87AyMqC5Qc1Cdm41JUIwpFDaq/1DEWAUT598w6DW6G1t21VCYkSsO/jR078+UZOYic1MvHfM1bdhSx6ilvvozGF8/Mt+tKfnjDFYGFmjbe+FhstixUqw977bV+Ju7eK6w==

X-Forwarded-Encrypted: i=1; AJvYcCVS6y1ch+Q0B7ZilPXBWtIJwuWHaluqmSJKRY3EvcBz6Ywfgw2FUVcqHdiYPLSV0mke9kbZ9rPwuaAr+dTQ+5K@eog.myflorida.com

X-Gm-Message-State: A0Ju0YxTNOs7TXau+/kwjPtFEwaabSkYYTr12FCTRirM3NrC1Zrte+CD CfWlmlWgyF5bkQ7GSPfKEPsJT4fCSgXE1AA+btQNAYJH96x/cpaRcup3kGmMZi6EBzTHjP6LAyQQ mawRerXJombwE+t/PaCL/WLSOMrrRY10=

X-Gm-Gg: ASbGnct8ZWfU0Hs7c7z0ZN/Zvj6d54yW55NNe2KhdPnRucVQRBC+cECLAnVdOriMhCdshgy16INqBQcW7Yf0HCE1Wk20U2Y3YsXioJPTmne8eHMCJOHEpMUcgr7iH+17XfMLgE82R0fsf4T+H5A71rGa6mCc7Kp+ZBjyfiHERBXWAgN4jPTzgBjts3x3Vw3HU0q/Wyuhcc/5qqP9aHdhNnhkffH8aAF9Q9WLXPmaaAna7X0b8/07Dwm13JrDHPZ0pdiGV4vZ3XLVAapFTM13ztXPbHfg==

X-Google-Smtp-Source: AGHT+IEkybiuY92AqVdY7ceN1eF9ha/63KX+ZbyRL54LMLN3sVkwlaetpvmcSqs2AA XbBPnfdvtlgOVBUrkSCEmi4Vk=

X-Received: by 2002:a17:90b:3ecc:b0:33b:ba55:f5e8 with SMTP id 98e67ed59e1d1-340279ec6c9mr1475966a91.2.1761628038388; Mon, 27 Oct 2025 22:07:18 -0700 (PDT)

MIME-Version: 1.0

References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com> <BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.namprd03.prod.outlook.com> <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>

In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>

From: Shawn Martin <sem2000s@gmail.com>

Date: Tue, 28 Oct 2025 01:07:04 -0400

X-Gm-Features: AWMQ_bnwni3a_LGMikpCb3BvMT4XS6Np0DikZsLiTnp-byQlpeu7TV_uPNozaU

Message-ID: <CAFj9TqqGA12ok92M=qAKnmnbHh6=+Ak7kSP-R0=zP9XMzLBG_A@mail.gmail.com>

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]

CC: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapides <bjlapides@bellsouth.net>

Content-Type: multipart/related; boundary="00000000000074800d064230fdc1"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: BL02EPF0001B417:EE_|SA1PR09MB10524:EE_

X-MS-Office365-Filtering-Correlation-Id: 1b279a13-a328-46ae-8648-08de15dfd63

Original-Recipient: rfc822:inspectorgeneral@eog.myflorida.com
Final-Recipient: rfc822:inspectorgeneral@eog.myflorida.com
Action: failed
Status: 5.7.124
Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, us: 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, askus@sa17.state.fl.us, ACAP@floridabar.c 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@myflorid 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, stewa 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@myflorid: wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerrr 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.gov, jpmmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcoper.com, compliance@loandepot.com, compliance@freedomm: communications@newrez.com, mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wtic.com, dia 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, tip: info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@ contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org

Cc: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapides <bjlapides@bellsouth.net>

Bcc:

Date: Tue, 28 Oct 2025 01:07:04 -0400

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of fin**: This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- 2. Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction**, **delayed enforcement**, and **obstructed transparency**:

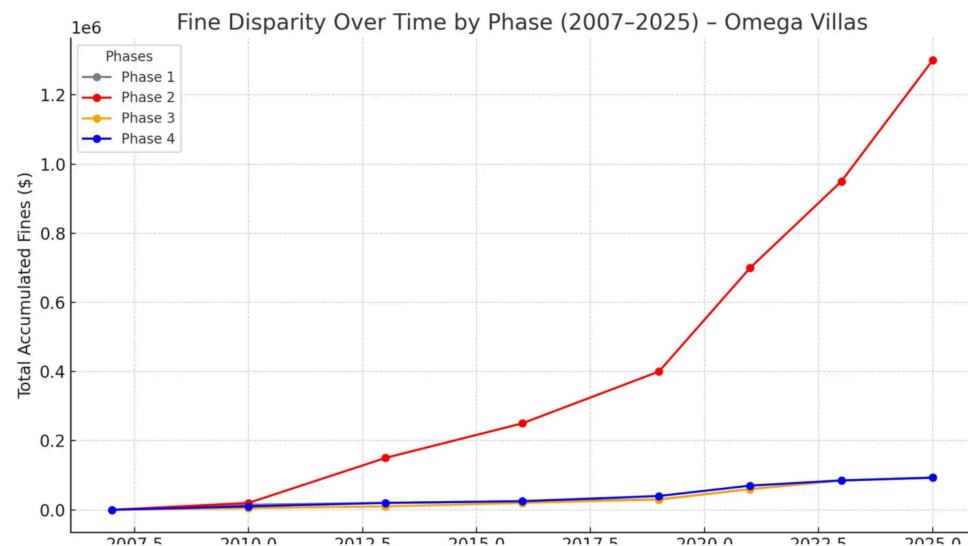
- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

 **Aggregate View (2006–2025)**

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are tak Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-13345jmc.jpg>

From: Betty Siskind <bettrysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>
<image1.jpeg>

- 📺 **Video Evidence Archive: Patty's Leadership Record** — Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

📢 **Omega Villas: 17 Years of Rogue Control and Regulatory Failure**

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.
Are these leaders stewards—or slumlords in suits?
The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —
HOA Justice Now | Watchdog Division
Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA
Owner / Director & Whistleblower — Omega Villas Condominium Association

📎 **Attachments**

1. **Attachment A:** Board Agenda — Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence — Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) — web-pages with live URLs @ www.hoajusticenow.com

□ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

 Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!

<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEFTB9rG3D>

2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty

<https://youtu.be/FepDn4rDZS4?si=UxDHkxY8Wui08psd>

3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board

<https://youtu.be/jjM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.

<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>

5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!

<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>

6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!

7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.

<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>

8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTKPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSahIbua-U?si=xA8_yrj0dyNkbEya

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=h>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gVx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzavmartin@sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>
Sent: Thursday, October 23, 2025 9:19 PM
To: Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzavmartin@sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>
Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

postmaster@turner.onmicrosoft.com <postmaster@turner.onmicrosoft.com>
To: sem2000s@gmail.com

Delivery has failed to these recipients or groups:

tips@cnn.com

The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

Diagnostic information for administrators:

Generating server: [BN0PR07MB8943.namprd07.prod.outlook.com](#)

tips@cnn.com

Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException.MapiExceptionShutoffQuotaExceeded; Failed to process message due to a permanent exception with message [BeginDiagnosticData]The pr properties. 1.84300:01000000, 1.84300:01000000, 1.84300:01000000, 1.84300:02000000, 1.84300:9F000000, 1.84300:A1000000, 1.84300:01000000, 1.84300:08000000, 1.73948:00000000, 1.108572:00000000, 0.117068:2C000000, 1.79180:021.79180:FA000000, 255.73100:00000000, 5.95292:67000000446F526F70730072, 8.111356:9552F9FE86593ECC1F1F572B2F8F6BAC1F1F572B, 0.38698:AB037096, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E000000001086000100, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000006E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:0000000053746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E000000000526F7043, 1.41134:86000000, 7.36354:010000000074281.46439:0A000000, 1.115228:00000000, 0.104668:6C6C206F, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000006E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00000000106D6D6F6E, 7.83740:0000000000000000F010480, 1.41134:86000000, 7.36354:01000000007428

1.46439:0A000000, 1.115228:00000000, 0.104668:656E7420, 0.34102:6F742062, 5.29818:0000000034343565323037332D343262372D3436335382D383636392D37343733663061326638336200000000, 5.55446:00000000333A300090000000, 60A121021900000000000000, 7.29832:000000001900000000000000, 4.45884:DD040000, 4.29880:DD040000, 4.59420:DD040000, 7.40840:01000000007428426D6D6F6E, 8.45434:73205E44B742584C86697473F0A2F83B00000000, 0.10434{040000004D61696C4974656D44656C697665722E485454502E456D61696C006E6F742062, 7.51330:9FE867E2DF15DE087074792E, 5.10786:0000000031352E32302E393235332E3030393A424C30505230374D42373935363A363366373939{612D346564332D393737352D3330303131303839663431643A3135303630383A2E4E455420382E302E323000000100, 0.39570:9B000000, 1.64146:02000000, 1.33010:02000000, 2.54258:00000000, 0.58802:00000000, 1.33010:02000000, 2.54258:00000000, 1.64146:9F000000, 1.33010:9F000000, 2.54258:DD040000, 1.33010:9F000000, 2.54258:DD040000, 255.79500:526F7043, 1.79180:A1000000, 1.79180:08000000, 0.100684:70757420, 4.70028:DD040000, 1.52466:01000000 1.52466:01000000[EndDiagnosticData] [Stage: CreateMessage]

Original message headers:

Received: from CH2PR11CA0019.namprd11.prod.outlook.com (2603:10b6:610:54::29) by BNOPR07MB8943.namprd07.prod.outlook.com (2603:10b6:408:152::10) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.19; Tue, 28 Oct 2025 05:07:20 +0000

Received: from CH3PEPF00000011.namprd21.prod.outlook.com (2603:10b6:610:54:cafe::fa) by CH2PR11CA0019.outlook.office365.com (2603:10b6:610:54::29) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.18 via Frontend Transport; Tue, 28 Oct 2025 05:07:17 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1030) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com; compauth=pass reason=100

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::1030 as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::1030; helo=mail-pj1-x1030.google.com; pr=C

Received: from mail-pj1-x1030.google.com (2607:f8b0:4864:20::1030) by CH3PEPF00000011.mail.protection.outlook.com (2603:10b6:61f:fc00::374) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9298.0 via Frontend Transport; Tue, 28 Oct 2025 05:07:20 +0000

Received: by mail-pj1-x1030.google.com with SMTP id 98e67ed59e1d1-32edcc68e0fso762073a91.0 for <tips@cnn.com>; Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1761628039; x=1762232839; darn=cnn.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=gBSSvd2TDoVlrKoSMs4i3N7l+KI961GVThJNTweohlU=; b=POIoyc5ZEtQQoD6A3WoMhc5Od8lalZGJdI1H4skGS9Ti0i17GplNp7SHCRwpztDRFBZhyA6F1MaKC4Ca/sOKrtL6by69V8LHLIjVnJz8Hfz1oU7k0wWddYyStGMDv1+CnmUULnpyB73hIyiCaNsbhxeSow+LkvyEp8L8qkAejXe0nwt3Z2dKlms+eoMtoOddxDVNE7WRayZo+6b6WjnfMk1BdJMJAoJdmFOpi9lKYNyq3vGqKwOWsOnN0RRiNJFSWP9gt1XT2+oneLiK14c4SaUsiPVgQ1N9bwZPKRR1L3wVjOmNX9dlvGHovAKXVitAJz7cYfADbmTB9yZSw==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1761628039; x=1762232839; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=gBSSvd2TDoVlrKoSMs4i3N7l+KI961GVThJNTweohlU=; b=BEsEhhhbFThr6IUSUNl100Ri1G7ib68p3ReBLzhzUvV7vF0cQqyLg3itCV51xErLHrLkZuzhkhWMFTwpOmuqvKMWcdQeFk04n90EeDC3jT9kw3TtuS2VqTGYAe7U368fvF+VPb3pcclNuh2m2Ypr7I/0TZYMe6MDoevVod2LHCFRoNYnZbpECzsO6nWs11PpRaYDuEa18a g4wkpMCXBVPnznj+1wGQVpAZmrOwz8j4L/M8tTeOzb+zenoVKus5R7sxJEa5sSHUyaq1BJWDXD1ucVwIU5Ypf0t7d5c14S8r28cghRmViQSkV0t7spr/u1i6gAL2to1Ab6y7DAsDxetw==

X-Forwarded-Encrypted: i=1; AJvYcCW+B+1D/zLWCoF6LAzEoyrg0rDo1GQIcFGUYhP

i0V2iGH7+2m+UJne095Ha3LznG/RSWjZ@cnn.com

X-Gm-Message-State: A0Ju0YwWl1b+48cWQRrQlFyiKB4z8589r91fix5Ygxmix142NCK5oc34XLtiq28nS9n5deVmIcUAeOmdX++/gnT5R3zoqM9T8gzHVtcJhtI0trvmT6tP3S6ErnxnP/HBzykH pqWF0hwBSM0n3nf7fm1STxtgVqXJscpo=

X-Gm-Gg: ASBgncuWxAn4unn8QMwbDS8gyo1+S1ouoMUNEAf03WL31913qfg9p7tSe5Bti0Ssgm iRtXPzZ/LegubGLZgahVroqunpSD1ppo+yFjxvdBd+zzI4UC0oH0QU8DEGuJR1u6DYzq6PY6HJJ Bxwece1nLtITR+0IKHbJq0J1yJmHLp2RTSSWzFuuTaPqNvI69Xzg/Mvb5F96IeM6A5B69Q2X2T v/9CLZ81cfKEZVDz4QUqgSkmF1El1s0fQ8zyoaB5XSsaE6HoRLy9edqybQ0eZuNaQ==

X-Google-Smtp-Source: AGHT+IEkyb1uY92AqVdY7ceN1ef9ha/63KX+ZbyRL54LMLN3sVkwWaetpvMcSqws2AA XbBPnfdtvlgOVBUrkSCEmi4Vke=

X-Received: by 2002:a17:90b:3ecc:b0:33b:ba55:f5e8 with SMTP id 98e67ed59e1d1-340279ec6c9mr1475966a91.2.1761628038388; Mon, 27 Oct 2025 22:07:18 -0700 (PDT)

MIME-Version: 1.0

References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAoOuW9fq-NAuw@mail.gmail.com> <BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.namprd03.prod.outlook.com> <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com> In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com> From: Shawn Martin <sem2000s@gmail.com> Date: Tue, 28 Oct 2025 01:07:04 -0400

X-Gm-Features: AwwQ_bnwni3a_LGMikpCb3BvMT4XSS6Np0DikZsLiTNp-bYQlpeu7TV_uPNozaU
Message-ID: <CAFj9TqqGA12ok92M=qAKnmbnHH6=+Ak7k5P-R0=zP9XMzlBG_A@mail.gmail.com>
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com> ,

[Quoted text hidden]

X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 0eb48825-e871-4459-bc72-d0ecd68f1f39:0
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: CH3PEPF0000011:EE_|BN0PR07MB8943:EE
X-MS-Office365-Filtering-Correlation-Id: 36ba84bf-0300-4d84-f5d3-08de15dfd55
X-MS-Exchange-AuthSource: SA|SL
X-Microsoft-Antispam:
BCL:0;ARA:13230040|12012899012|69100299015|7093399015|921020|4076899003|4042299003|4053099003|8096899003|13003099007;
X-Microsoft-Antispam-Message-Info:
=?us-ascii?Q?VgaqDxD6Z9Rngod3p7SxExE16psG/c9zUr07+qQtihyyDvmIXAV1R3GGYqVAm?=
=?us-ascii?Q?iFdpkh43z7ngZqwQxdvWZlWtVlcJcaIXB5HSuDmd347F0Q7k3Y4qNkO3znM9?=
=?us-ascii?Q?5/J9EuoK107mQp5ZKr93jf5DH0LthGrXKaeoWshI7tf/6y9QVQt9WavpkE6?=
=?us-ascii?Q?7Ik2XYG3y18ps0fvcBZqqttcWlxy1fc6+tVYmVyhkCP00x9kXS/3bcdjNlVU?=
=?us-ascii?Q?Wt7jIWyZA4WGZe8H0LzQIAM3zNiuEHPZRAKHG3vEqHzmIvTgB8hr3t3t1as2?=
=?us-ascii?Q?gKqTQP1NJEP9dTjlqPv1Y0SctTv+bUcCyDr4vft+RAOX4o8nLHgDh880jU7?=
=?us-ascii?Q?woPu8VsFPo0nMgHS0581QSZurSw5JYzHYUL6TWUNcPqNIYNKg2JxZt1zLSKO?=
=?us-ascii?Q?9hNXGgSF9miy2F+SvPLMp1HyzeCvI/Vzs923w755b+gZnsbsHE7xUV6LyPvW?=
=?us-ascii?Q?7UpD1nPw8oynDIezFCPhLQH2JBvQa0Ad0A3mchigsWBrAMLPRi+1avJvyz?=
=?us-ascii?Q?MDz91L5352UnDJ6Mp9Aek0SMwL1uXmpw8FieBNM3SwBaNiCd4rY3ArYaCO4UI?=
=?us-ascii?Q?3jYy7Eys6+/gvbMIwzuSqRxDia4Mc0DGoHTALnRtUyL/GPeSC3djS9KQhA/?=
=?us-ascii?Q?QFYyqWISA0EhAc6dyYpVR7WmZ99+4L309cfsPRzCU35K57bZeZATajz4/FsFq?=
=?us-ascii?Q?0/4ZogMDGfK9q+k8U3nm6hOZ1UcXiFfiFN6PaaubYze+YPrD0TubzuIBSEff?=
=?us-ascii?Q?ys0+AkHqc+Pv+loatNcqzYVlorjbf2I6LB4sE8uB0/7kbsvbCFPPaLxDcOSR?=
=?us-ascii?Q?FY4jA4pTXRjKHJ7UtaPQ1EfW38MoBF9+8pM8pF691awYmcpCADGjml/8Mv1?=
=?us-ascii?Q?SseHfq1bvgyBuYpcDuFgLqMothMlopLP6y7qpXkZ70ri38S/Isd/BHRFIj/d5?=
=?us-ascii?Q?GMzGebWgPcFnKCSBuaYbTz16UDD11Pf0L1fh+4KDa/KhNoLhrHuL01ehiJK1?=
=?us-ascii?Q?LvmBrMMMAkFTp0mj1uKowJyEEg5HXH0NCBFCWQjKEZ1RxZNIa04AhkvLmtX?=
=?us-ascii?Q?Ke7Dd5XcVB1MD7NG9i/xFz1ESugB2go7MoG8TYuF4PNuL28TbJ90L7qAoufV?=
=?us-ascii?Q?LJ41/Yhn9yAaTf2cyMJ15BAoLFM/TN3WEhI79q6NuHkhHxVCDUXP3ft8NQcS?=
=?us-ascii?Q?Lac4fCuLCJy3jh8S9FUY9C/NXk1Rd7U12i1gwtfBpZZ1aMYUP4wqYZtV+M0p?=
=?us-ascii?Q?9jgTS73uqv4pXj81IZH14Xf1I5n+DNAU9V5Qxb6E60uaNVSTCaqLeTd0Yx5a?=
=?us-ascii?Q?jo2Q81crRDJegLte1G+1zEIsnSbjYs9BM94GYjMEKbjqiLIJ/y1t9e8fAGDJ?=
=?us-ascii?Q?TaEOse7XV8bwh7/rY9c/dtDbkLCbIH8MM33hdyTakYCoYOiUvIGBVEFIyILA?=
=?us-ascii?Q?70FLbw+bNeS7KSfSPcDoAy8+0PZa2B/5sw2kJoJ6jfy2nwRyUOJZ72f2g+0?=
=?us-ascii?Q?sFw/W/V3JLx+1IhxHaQUkARnPE7N1FrzdPgDXCUKahw8Cu9yOZq11rrQ+PQ?=
=?us-ascii?Q?Mm1T7qKer34KdowMxPg6c00TY1jeOK0wcfsDGBj/8mz3dTSNd0d+KePe3T1?=
=?us-ascii?Q?MJVNK46zmsCYHBDUuSTwpQCPxg5AhyPRn/3sdMZwf2ca2T8vhfG0Qb4Zqomr?=
=?us-ascii?Q?UnKPoif7ThflCYDze/PvyIzArguik65n5KRwy+vt6c5cit6vNh37sVSfGe09?=
=?us-ascii?Q?bxGiWOWREHKWx+Z35rcl8BC0aFwU4Tt/x2WIWUm4p5BecNJ6+ar0dZ5opMX0?=
=?us-ascii?Q?BbdJp+wsLCSok2IXwpkv0RKE53wrNbnpgIITAKVnj+NRoyZagINLLV3qX0uz?=
=?us-ascii?Q?DpgbqbEvvnBNHnxc+h8CsqiX7CLt+yEQ5PdKoUeTtESx25FaqLE4ZzALQTXdu?=
=?us-ascii?Q?3jiyGccmub700C8dtkY4Lvg0Hr60gcF6xo8/RJynKadH3JSeHoXhQVB3+6U?=
=?us-ascii?Q?DLCFMG+H/LEB2RXr6e5SMAWR2mFtSg7FHbjwYe4DEmbbf7w=3D?=
X-Forefront-Antispam-Report:

CIP:2607:f8b0:4864:20::1030;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:mail-pj1-x1030.google.com;PTR:mail-pj1-x1030.google.com;CAT:NONE;SFS:(13230040)(12012899012)(69100299015)(7093399015)(921020)(4076899003)(4042299003)(4053099003)(8096899003)(13003099007);DIR:INB;
X-MS-Exchange-CrossTenant-OriginalArrivalTime: 28 Oct 2025 05:07:20.1515 (UTC)
X-MS-Exchange-CrossTenant-Network-Message-Id: 36ba84bf-0300-4d84-f5d3-08de15dfd55
X-MS-Exchange-CrossTenant-Id: 0eb48825-e871-4459-bc72-d0ecd68f1f39
X-MS-Exchange-CrossTenant-AuthSource: CH3PEPF0000011.namprd21.prod.outlook.com
X-MS-Exchange-CrossTenant-AuthAs: Anonymous
X-MS-Exchange-CrossTenant-FromEntityHeader: Internet
X-MS-Exchange-Transport-CrossTenantHeadersStamped: BN0PR07MB8943

Final-Recipient: rfc822:tips@cnn.com

Action: failed

Status: 5.2.2

Diagnostic-Code: smtp;554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException.MapiExceptionShutoffQuotaExceeded; Failed to process message due to a permanent exception with message [BeginDiagnosticData]The proc properties. 1.84300:01000000, 1.84300:01000000, 1.84300:01000000, 1.84300:02000000, 1.84300:9F000000, 1.84300:A1000000, 1.84300:01000000, 1.84300:08000000, 1.73948:00000000, 1.108572:00000000, 0.117068:2C000000, 1.79180:021.79180:FA000000, 255.73100:00000000, 9.95292:67000000446F526F70730072, 8.111356:9552F9FE86593ECC1F1F572B2F8F6BAC1F1F572B, 0.38698:AB037096, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E53746F726167652E436F6D6D6F6E2A436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00ED001086000100, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E0020496E70757420, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727E653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174

616E6E6F74206265206E756C6C206F7220656D7074792E006F7065526F7000, 7.83740:0000000000000000526F7043, 1.41134:86000000, 7.36354:010000000074284270757420, 1.46439:0A000000, 1.115228:00000000, 0.104668:6C6C206F, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B65795496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E008000106D6D6F6E, 7.83740:0000000000000000F010480, 1.41134:86000000, 7.36354:0100000000742842744B6579, 1.46439:0A000000, 1.110, 1.04668:656E7420, 0.34102:6F742062, 5.29818:0000000034343565323037332D343262372D346335382D383636392D37343733663061326638336200000000, 5.55446:00000000333A300090000000, 7.29828:60A121021900000000000000, 7.000000001900000000000000, 4.45884:DD040000, 4.29880:DD040000, 4.59420:DD040000, 7.40840:01000000007428426D6D6F6E, 8.45434:73205E44B742584C86697473F0A2F83B00000000, 0.104348:526F7043, 5.46798:040000004D61696697665722E485454502E456D61696C006E6F742062, 7.51330:9FE867E2DF15DE087074792E, 5.10786:0000000031352E32302E393235332E3030393A424C30505230374D42373935363A36336637393930342D376263612D346564332D393737352D3330303131303839663431643A3135303630383A2E4E455420382E302E3230000000100, 0.39570:9B000000, 1.64146:02000000, 1.33010:02000000, 2.54258:0.58802:00000000, 1.33010:02000000, 2.54258:00000000, 0.58802:00000000, 1.64146:9F000000, 1.33010:9F000000, 2.54258:DD040000, 1.33010:9F000000, 2.54258:DD040000, 255.79500:526F7043, 1.79180:A1000000, 1.79180:08000000, (4.70028:DD040000, 1.52466:01000000, 0.60402:5C000000, 1.52466:01000000[EndDiagnosticData] [Stage: CreateMessage]

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, us: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, askus@sa17.state.fl.us, ACAP@floridabar.c 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@myflorid 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, stewa 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@myflorid wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerrn 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, jpmmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.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@freedomm communications@newrez.com, mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wtic.com, dia 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, tip: info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@ contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org Cc: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapidis <bjlapidis@bellsouth.net>

Bcc:

Date: Tue, 28 Oct 2025 01:07:04 -0400

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

EXTERNAL SENDER: Caution opening links or attachments

Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of fin**: This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- 2. Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction**, **delayed enforcement**, and **obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*

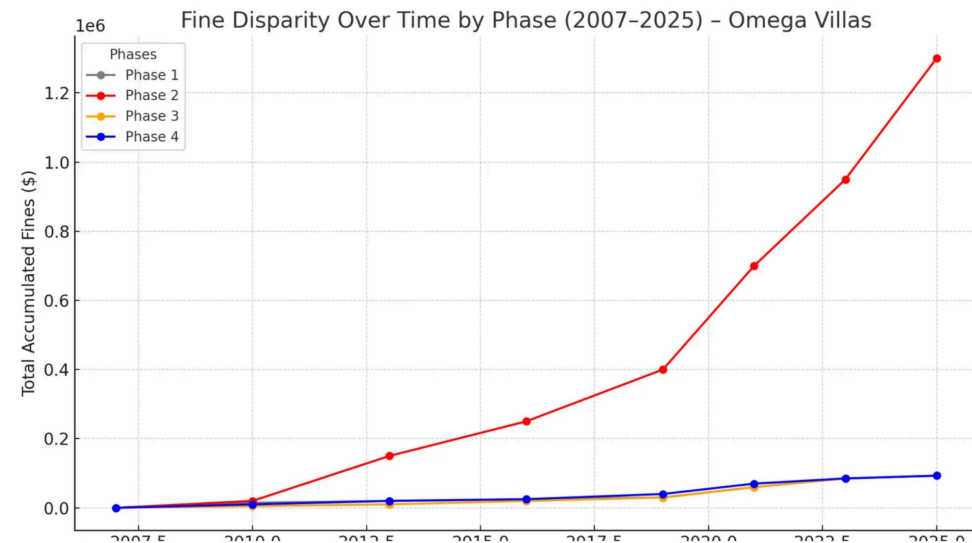
- **Exhibit AA – Systemic Failures & RICO Prelude** – Potential *Vendor shielding and selective enforcement*.
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia*.

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

 **Aggregate View (2006–2025)**

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community's total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City "fine reduction/forgiveness" backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are tak Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-l3345jmc.jpg>

From: Betty Siskind <bettrysiskind@att.net>

Sent: Tuesday, October 21, 2025 2:22 PM

To: YMS Office Support <info@yourmanagementservices.com>

Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>

Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>

<image1.jpeg>

-
-  **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...

3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...

4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

❑ Permanent Tagline

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. **Patty confrontation video 1** 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!

<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEFTB9rG3D>

2. **Patty confrontation video 2** 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty

<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>

3. **Patty confrontation video 3** -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board

<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. **Patty confrontation video 4** 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.

<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>

5. **Patty confrontation video 5** 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!

<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>

6. **Patty confrontation video 6** 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!

7. **Patty confrontation video 7** 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.

<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>

8. **Patty confrontation video 8** 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. **Patty confrontation video 9** 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>

10. **Patty confrontation video 10** 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWWJc?si=CCo2nZ3F2dh7nnFd>

10. **Patty confrontation video 11** 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. **Patty confrontation video 12** 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-IU?si=xA8_yrj0dyNkbEya

12. **Patty confrontation video 13** 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=h>

13. **Patty confrontation video 14** 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. **Patty confrontation video 15** 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>
Date: Fri, Oct 24, 2025 at 10:23 AM
Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Patty Sabates <psabates48@gmail.com>
CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzavmartin@sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>
Sent: Thursday, October 23, 2025 9:19 PM
To: Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzavmartin@sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>
Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 1:07 AM



Address not found

Your message wasn't delivered to **reportfraud@wellsfargo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; reportfraud@wellsfargo.com
Action: failed
Status: 5.1.1
Remote-MTA: dns: mx0-00004003.gslb.pphosted.com. (205.220.177.101, the server for the domain wellsfargo.com.)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Mon, 27 Oct 2025 22:07:29 -0700 (PDT)



postmaster@firstam.onmicrosoft.com <postmaster@firstam.onmicrosoft.com>
To: sem2000s@gmail.com



Your message to compliance@firstam.com couldn't be delivered.

The group [compliance](#) only accepts messages from people in its organization or on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	compliance
Sender		Action Required
		Sender not allowed

How to Fix It

It appears you aren't in the same organization as the group (or a sub-group) you're sending to or your email address isn't on the group's allowed senders list. Ask the owner of the group to grant you permission to send to it, and then try again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder and select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name located on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.133

This error occurs when the distribution group, security group, or Microsoft 365 group is configured to accept messages only from authenticated senders (senders in the same organization or those added to the group's allowed senders list).

To fix the issue, the recipient's email admin or the group owner must add the sender's email address to the group's allowed senders list or change the group's delivery management setting to accept messages from senders inside and outside of the organization.

Usually this issue can only be fixed by the recipient's email admin or the group owner.

For more information and steps to fix this error, see [Fix email delivery issues for error code 5.7.133 in Office 365](#).

Original Message Details

Created Date: 10/28/2025 5:07:04 AM
Sender Address: sem2000s@gmail.com
Recipient Address: compliance@firstam.com

Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error: 550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group

Message rejected by: DM3PPF2BFF381AB.namprd22.prod.outlook.com

Notification Details

Sent by: DM3PPF2BFF381AB.namprd22.prod.outlook.com

Message Hops					
HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/28/2025 5:07:20 AM		mail-pj1-f52.google.com	SMTP	16 sec
2	10/28/2025 5:07:20 AM	mail-pj1-f52.google.com	mx0b-00128103.pphosted.com	ESMTPS	*
3	10/28/2025 5:07:21 AM	pps.filterd	mx0b-00128103.pphosted.com	ESMTP	1 sec
4	10/28/2025 5:07:22 AM	mx0a-00128103.pphosted.com	CH1PEPF0000AD7F.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec
5	10/28/2025 5:07:16 AM	CH1PEPF0000AD7F.namprd04.prod.outlook.com	CH5PR05CA0019.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
6	10/28/2025 5:07:22 AM	CH5PR05CA0019.namprd05.prod.outlook.com	DM3PPF2BFF381AB.namprd22.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	6 sec

Original Message Headers

Received: from CH5PR05CA0019.namprd05.prod.outlook.com (2603:10b6:610:1f0::27) by DM3PPF2BFF381AB.namprd22.prod.outlook.com (2603:10b6:f:fc00::e16) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.18; Tue, 28 Oct 2025 05:07:22 +0000

Received: from CH1PEPF0000AD7F.namprd04.prod.outlook.com (2603:10b6:610:1f0:cafe::5c) by CH5PR05CA0019.outlook.office365.com (2603:10b6:610:1f0::27) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.12 via Frontend Transport; Tue, 28 Oct 2025 05:07:16 +0000

Authentication-Results: spf=pass (sender IP is 209.85.216.52) smtp.mailfrom=gmail.com; dkim=fail (body hash did not verify) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 209.85.216.52 as permitted sender) receiver=protection.outlook.com; client-ip=209.85.216.52; helo=mail-pj1-f52.google.com; pr=C

Received: from mx0a-00128103.pphosted.com (205.220.160.181) by CH1PEPF0000AD7F.mail.protection.outlook.com (10.167.244.88) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Tue, 28 Oct 2025 05:07:22 +0000

Received: from pps.filterd (m0207972.ppops.net [127.0.0.1]) by mx0b-00128103.pphosted.com (8.18.1.2/8.18.1.2) with ESMTP id 59S4aQCk015815 for <compliance@firstam.com>; Mon, 27 Oct 2025 22:07:21 -0700

Authentication-Results-Original: ppops.net; spf=pass smtp.mailfrom=sem2000s@gmail.com; dkim=pass header.s=20230601 header.d=gmail.com; dmarc=pass header.from=gmail.com

Received: from mail-pj1-f52.google.com (mail-pj1-f52.google.com [209.85.216.52]) by mx0b-00128103.pphosted.com (PPS) with ESMTPS id 4a0v2cyf1h-1 (version=TLSv1.2 cipher=ECDHE-RSA-AES128-GCM-SHA256 bits=128 verify=NOT) for <compliance@firstam.com>; Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

Received: by mail-pj1-f52.google.com with SMTP id 98e67ed59e1d1-3352a28d28eso541054a91.3 for <compliance@firstam.com>; Mon, 27 Oct 2025 22:07:20 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1761628039; x=1762232839; darn=firstam.com; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:from:to:cc:subject:date:message-id:reply-to; bh=gBSSvd2TDov1rKoSMs4i3N7l+KI961GVThJNTweohLU=;

b=Ed3Wiunz4oYy6X9LmEiZmcoSvkw/E2T5NeCsJqMdhMP3HUogwgmfwepQVIt1lF0N
vaxRR+9E7vRCDXrDNVCcm09Om1Gm3NyXPG1koeH6ZHA04FaGEMAp/huh1F/yf2DA+rb
93Y0eXN7I5uqn1kSYs+F4WkguWiLm5sJ85k5RfHKRGON7mvXLkUu4MB1jNsAxpYCnDk
hgZAKwvzA6W7d5fo5RwTh8oZ3akDNBT57WE2NgK89wyUCSvyl+54JzJzU2m+1rKeCuzr/
+Gjrc17zWNj55ncoMhToVmWbt90qQ8ukmWIRGUVCdhsH3565+dlyWqx+y4xw4zM+mvHy
gMvQ==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1761628039; x=1762232839;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=gBSSvd2TDoV1rKoSMs4i3N71+KI961GVThJNTweohLU=;
b=qFKxtpiLJMQtTtWvzNdxpGyy+QAu/1V7fdtdyYdUwV/x0lPteWqWh1RY+YjGoj8QfQ
A8F842FWLQxnIQ/e/m0F3Lqh1MIUI8NEccGf/yv0V06f25F3JnhHF9d9fvAPMuSLRZq
GFM88aJ4YvRdCSCltu0H6mP6uytLITX4fq18Xd4XHLFHK9sPnkO/7jIDJUPOPYZB8
8lBhuVtcRgHZf+Fb3kA0xNP+7gwYbDG5OyFLRE+wRN+K06AdcN1rGeeqx++QWjY8++Xe
VphqZzqiZ200/oy4ihU8ghKbghHBGnaGempLSgGoMFzSEGmSU049rm6HGB0dOXYABjGv
LPw==
X-Forwarded-Encrypted: i=1; AJvYcCWd00u5wlz/bjFks1c5hPUSA/tFVdf7jEuWsL0oPLVstD+
kJEAI4kFguWcdcy5aB9Zv1TUaXDYSIW/b@firstam.com
X-Gm-Message-State: A0Ju0Yy+wkSzE39BBcNBJWniwGgDwh8Sqiuvba3gBRE01tZ674sFeKLJ
ZCtjcPrtqG/2qSi9aaPlpJ4RzpY92Lghk5jJVfO9Ta8fPK984SkganKwxKNY50NF/wMpl0HuYJP
B3ihUMsCYIKT3d/6Y2duuXRiu9oktbo=
X-Gm-Gg: ASbGncv1EdIW1nTTKza0/N56PSipgJ1iR31W0dfPt6vGYBL9mczkubGMI4vPYWXCrtE
pk55F9+1l5qKJOKJxSWi49pBaUvJN2K1M+wNm9HvD79+dmHXy68xIat6ZC22ReI5Eiga/gkDYvm
rHwC+UCckucdkoN1sceoZoxrs/tNbadntJEpRQSBwt/OqyOOEsO7D68ttk+2e/e6sPEGRNE44yL
DLLCIIIdriBsdHyWLqII0JXkzh05jWlWk1wNcwWh7KJpuwgjY4k2cF5VIk4yLQs3Qw==
X-Google-Smtp-Source: AGHtIEkybUy92AqVdY7ceNIEf9ha/63KX+ZbyRL54LMLN3sVkwWaetpMcSqs2AA
XbBPnfdvtlgOVBUrkSCEmi4Vk=
X-Received: by 2002:a17:90b:3ecc:b0:33b:ba55:f5e8 with SMTP id
98e67ed59e1d1-340279ec6c9mr1475966a91.2.17616280388; Mon, 27 Oct 2025
22:07:18 -0700 (PDT)
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
<CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
In-Reply-To: <CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Tue, 28 Oct 2025 01:07:04 -0400
X-Gm-Features: AWMQ_bnwni3a_LGMikpCb3BvMT4XS56Np0DikZSLiTNp-bYQlpeu7TV_uPNozaU
Message-ID: <CAFj9TqqGA12ok92M=qAKnmnbHH6=+Ak7kSP-R0ZP9XMzLbg_A@mail.gmail.com>
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]

,
Maude King-Bruce <maudekbruce2@gmail.com>,
Miriam Tirado <miriam71@comcast.net>,
kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com,
Office Support YMS <info@yourmanagementservices.com>,
Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com,
Blair Lapidès <bjlapides@bellsouth.net>

Content-Type: multipart/related; boundary="0000000000074800d064230fdc1"
X-Authority-Analysis: v=2.4 cv=Mcphep/f c=1 sm=1 tr=0 ts=69004f88 cx=c_pps
a=GdRe+VuK08TMQA9jwMnblw==:117 a=2RK80nOo-hv1hYx6:21 a=x6icFKpwwDMA:10
a=x7bEGLp0ZPQA:10 a=HOCepyRVPRCA:10 a=95EFz5htlIgA:10
a=Kan8h273Bse8B8Jy5C1n:22 a=B84r3hqvAAAA:8 a=jJrOw3FHAAAA:8 a=vnREMB7VAAAA:8
a=-g5TWrjVAAAA:8 a=HZJGGiqLAAAA:8 a=pGLkceISAAAA:8 a=n-kJ5qksAAAA:8
a=C_IRinGWAAAA:8 a=CjxXgO3LAAAA:8 a=69EAbJreAAAA:8 a=pedpZTtsAAAA:8
a=sVBuHCoCGQ4sBZMKRQIA:9 a=QEXdD02ut3YA:10 a=1XwyoJbbAAAA:8 a=N_ITWUZZAAAA:8
a=LxeeFVuQduJBuAatb2UA:9 a=t1WgVY1UUKhWA-bg:21 a=1qcHg5cX4UMA:10
a=s5ZKW874KtQA:10 a=HXjIzo1wM10A:10 a=T6a71-JsGAWA:10
a=AJ70FLJ4XJCi110WnKRG:22 a=uZ1Ykn119I4CNKqjuirQ:22 a=A-g5b9HS34U6dFT7a6GY:22
a=iq53MDg7dJ92w-4es2-E:22 a=fMAGXkzVR7cRuVcbbVfL:22 a=EA_oED63Isst-uzJqiZM:22
a=4ujHuxfKxMU8eMVk7xbB:22 a=v5A1NR0w6xZvsz79hHHB:22 a=5oy3cZv3rD3iZUh-QDM:22
a=ExB-INNVayv11NAUUrFj:22 a=o1Nob2YexThTZ6quqLSg:22 a=poXaRoVIC6wW9_mmw8W4:22
a=cLTQeHM41iufidK-p70C:22 a=Z5ABNNGmrOFJ6cZ5bIyy:22 a=UDnyF2zBuKT2w-1lGp_r:22
X-CLX-Response: 1TFkXGxMaEQpMehcZGR8RC11EF29sH0QZXVhGFvpZEQpYwBdvZU9QBRI6bX1
MTHEKE4XY1Nja3sTWH4aX14RCn1MF21SXXpCWf1ZG21TEQpD5bCHxkRCKNzFwcZGBsRCKNjFfX
oEGhoaEQpZTRdnZnIRCl1JFxpGhAadwYbHrpXhMQGncGGBOGGHEKwV4xbGx5EQpJRhdMQ1hZX
kHdRl1QkvZXk90EQpJRxd4T00RCkNOF31Hb2ZsZG1obB4ebXxsGhpjXlJh0fEHk9kN1Zehge
EQpYXbcFBB0EHhsaBRsaBBsagGQbGR4EGRKQGX4aHxoRCL5F01kThTBEOQNxbCYHBoRCkxaf2l
raUJFaREKTU4XaBEKTEYXb2trbGtrEQpCTxdkflpH2m5sZXBBtXEKQ1oXGBoTBBIFBbgBHAQfGB
EKQ14XGxEKRF4XGxocEQpESRcbgHEKQ1wGXEXKk4XGxEKQksXY1Nja3sTWH4aX14RCkzJF2NTY
2t7E1h+G19eEQpCRRdjfWmfHwkeXnxtEHKQk4XY1Nja3sTWH4aX14RCkzJMF291T1AFGxfuXo
EQpCbDseh9Lb15pYX91ZBEKQkAXbRncct1yQXNebEGRCKJYF2ZtBXhDE38TZGTEQpNxbhcEQp
aWBcSEQp5Qxd1RVBSSEV1TG1SEhEKWUsXGxsagRA4CnBnF2B0fXsbb01LUBwdEBkaEQpwaBdteG
1GZUB/XhFbRAZGHEKcGgXYVIZRkweQvffXoGGRORCnBoF2JegUQaTmhcb1MaEBkaEQpwaBdtG

1BMbm1vQ2QafxAZGhEkCgGXZGJsewUYZ1N9rGVAQGRoRcNbOf2F1UB94U15jWk1mEBkaEQpwaBds
HkZ4YwBzemNgXBAZGhEkCgXb0F7HG9rH01NY1IQGRoRcNb9F2wbQHhZQxIeY0t1EBkaEQpwrFrd
pG1x9eVhAY0tmGRAZGhEkCgX0XbgFaAQV7eE9yWFAQGRoRcNb9F2xYGRN0c3tFYWkbEBkaEQpwZx
dgtXN0WbGaxtBQxAZGhEkCgCxbX1Dchh1Y0RAY0IQGRoRcNb9F2d+eW1AUEx6EQ0TEBkaEQpwZ
xdXGNTWHAFGU9bEhAZGhEkCgH0XaUR1AUfMaF5ARUKQGRoRcNb9F2NsRGFGHnNpH10EBkaEQpw
fRd6WxtvUGKFxeh1YBAZGhEkCgH0XY21scH1FQR1Pa0IQGRoRcNb9F2dHYX5Tbw15ck1jEBkaEQp
wFRd1b0NIW0YTUx4SRAZGhEkCgH0XekdMYnJ+WXhvfQAQGRoRcNb9F2QbHhtpckxZT0FEbkaEQ
pwFRdsWx1EkZdFmZEexAZGhEkCgH0Xbx1+YfJbYnx+TmkQGRoRcNb9F2R4cFxxHxJQ0ZeEBkaEQ
QpwFRdsGRpBXEZ8GGH5fRAZGhEkCgH0XYRjbe3sYeX1Me0QGRoRcNb9F29rGHJEThp9U1gBEBkaEQ
QpwFRdhY0BwBR9sH1AeThAZGhEkCgH0Xb2YEy0dvRBsZYhsQGRoRcNb9F24YeBsBGkdHGf1sEBk
aEQpwFRdhUhtREx7Un1uThAZGhEkCgH0XbXBNUp4QVNTUHMQGRoRcNb9F2N8E1J9c2N8X3pFEB
kaEQpwFRduHUVTc311ZEteRAZGhEkCgH0XaEBpGHPmWVAebBIQGRoRcNb9F2NpFG5aGmJ5SvPME
BkaEQpwFRdoZENdBlUXBeH1YaxAZGhEkCgH0XZEFj2b2B5b2FcmkQGRoRcNb9F2RwfvPyZwa1x1MF
EBkaEQpwFRdnS9GTFR1PaEFbcxAZGhEkCgH0Xa2dAX01QeHN/E0YQGRoRcNb9F2IBUEwFfXhNG1x
rEBkaEQpwFRduWxhjH3lvb29CYRAZGhEkCgH0XaRh1Rk9of3hPSWMQGRoRcNb9F3oFH1scemUbfh
xgEBkaEQpwFRdnRVAdR1tJ2TB/TRAZGhEkCgF8XbXpGXkhuTH5+ZEYQGRoRcNb/F2tFTQUbHm1EW
HptEBIdEQpwXxdtX08JH1JDTGMBTxAZGhEkCgF8XbNwFRtEbFBMR24QGRoRcNbFF2JTUmV6UH1P
G3h+EBkaEQpwXxdGUF0ZE24bHU9abRAZGhEkCgH8XbWRpTm0BTUV77EAQEx8RcNbFF2x5QFNEeWV
SWhbEBIfEQpwXxduE0NtTHAYYk9sXRAZGhEkCgF8XaWsaTX9AHG5yS3IQGRoRcNbFF2d5ZmFtH1
9LCBxpEBkaEQpwXxdvex56XFJDW39AeRAZGhEkCgF8XaVB/ekHhQUFTWesQGRoRcNbFF2ZORx15c
0xyW11eEBkaEQpwXxd6Q1J1lexpAQnxehRAZGhEkCgF8XYgVfchlY0sTSHkQGRoRcNbFF2R9a2tm
bGZwTR5zeEBkaEQpwXdselJOSFtjXXpEZxAZGhEkCgF8XYENfb2NhaERNc3wQGRoRcNb/F3pGUNx
ZYUxYHH1GEBgYEQpwXxdsT1pgemd5T2gbRhAYGxEKcGwXbBhhkwwFT01SZR8QExoRcm1+FxsRC1
hNF0sRIA==
X-Proofpoint-GUID: SmELFNCBF44GVF2PItrc5kt4eNhSsP24
X-CLX-Shades: MLX
X-Proofpoint-Spam-Details-Enc: Aw1haW4tMjUxMDI1MDA4NiBTYWx0ZWRFxwmzDPw6FF71y
x2RVayQ/TLTrMx9owdm1lroU/S4rzQdglZ3bVkeQgyMCojWAlusunnRztTUDCgNxFWfU9idRE
sd+iiCvz1J5D4W9qUuBoZAE1MtjcOk61TdewLYL1+esmfuGsXKMyex/7Nn9gMvRse0DQ6sV5w1G
2MA03p7t6Avow16b02qqbbBQ1L1eM9V3d5xw/DGM+64c+WIL4L11Cv9e/VD6ebaLdX9Vp/uBod
UEotRCBUL0tchBB/RC+Nm9LXDmA0S0geeMkq6LQ2q7sWnFTUDqWLPQ/4P1/Ko/offd1gTXqqAtve
8nclJmARFtpOs/RGL07tOggVIAshA4X5Q6iFL8v4F4611hXcCfgm0K1WUYfNONfmo5yQBGuGiNB
Sma9y41nsFMYWtoNBq/LEjD56kvD1Q3wjyct9ixEukn2ygvvYV/or8dk7DN+77t2b29KVIUG
aCG+GggbvQhmXLEiBvA==
X-Proofpoint-ORIG-GUID: SmELFNCBF44GVF2PItrc5kt4eNhSsP24
MIME-Version: 1.0
X-External-Message: external
X-Proofpoint-Virus-Version: vendor=baseguard
engine=ICAP:2.0.293,Aquarius:18.0.1121,Hydra:6.1.9,FMLib:17.12.80.40
definitions=2025-10-28_02,2025-10-22_01,2025-03-28_01
X-Proofpoint-Spam-Details: rule=inbound_noblock_bulk_notspam
policy=inbound_noblock_bulk_score=0 priorityscore=335 clxscore=190
suspectscore=0 lowpriorityscore=0 impostorscore=0 malwarescore=0 phishscore=0
adultscore=0 bulkscore=0 spamscore=0 classifier=typeunknown authscore=0
authct= authcc= route=inbound adjust=0 reason=mlx scancount=1
engine=8.19.0-2510020000 definitions=main-2510250086 domainage_hfrom=11034
Return-Path: sem2000s@gmail.com
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 4cc65fd6-9c76-4871-a542-eb12a5a7800c:0
X-MS-Exchange-SkipListedInternetSender: ip=[209.85.216.52];domain=mail-pj1-f52.google.com
X-MS-Exchange-ExternalOriginalInternetSender: ip=[209.85.216.52];domain=mail-pj1-f52.google.com
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: CH1PEPF000AD7F:EE_|DM3PPF2BFF381AB:EE_
X-MS-Office365-Filtering-Correlation-Id: 9168c32c-e8f9-439d-4248-08de15dfe095

[Quoted text hidden]

Final-Recipient: rfc822:compliance@firstam.com

Action: failed

Status: 5.7.133

Diagnostic-Code: smtp;550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, us 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, askus@sa17.state.fl.us, ACAP@floridabar.c 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@myflorid 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, stewa 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@myflorid wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerr 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, jpmmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, ` media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcoper.com, compliance@loandepot.com, compliance@freedomm communications@newrez.com, mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, die 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, tip: info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of fin:** This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency:**

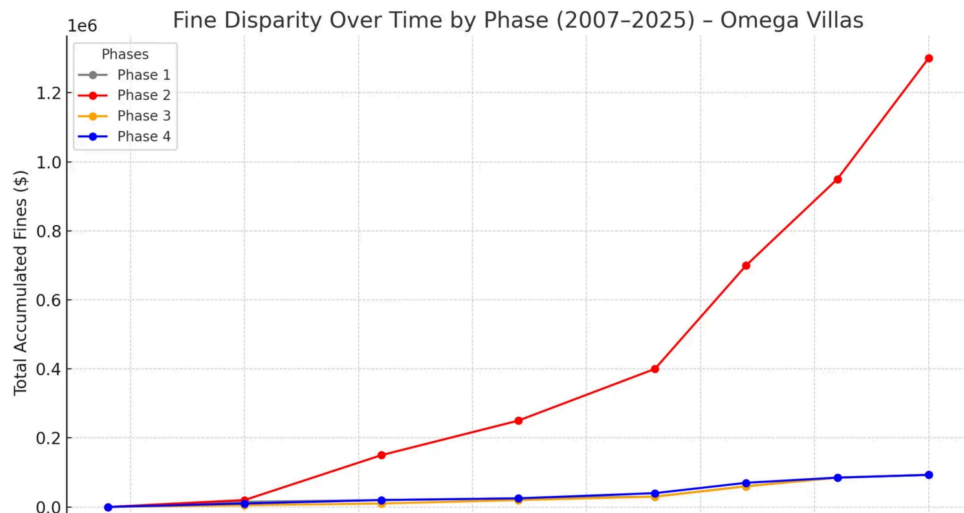
- **Exhibit L – Communications Timeline with DBPR & State Agencies – Repeated non-enforcement despite notice.**
- **Exhibit V – Citation & Enforcement History – City citations and current effort to wipe them.**
- **Exhibit AA – Systemic Failures & RICO Prelude – Potential Vendor shielding and selective enforcement.**
- **Exhibit L2 – Hollander Retaliation & Process Abuse – Attorney-driven pressure alongside agency inertia.**

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

 **Aggregate View (2006–2025)**

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase		Total Fines to Date (2025)		Notes
Phase 1		\$93,000		Routine citations, no sustained enforcement follow-up
Phase 2		\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines
Phase 3		\$93,000		Occasional code or maintenance citations only
Phase 4		\$93,000		Early unpermitted work, later closed quietly

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are tak Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-13345jmc.jpg>

From: Betty Siskind <bettrysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>
<image1.jpeg>

- 📁 **Video Evidence Archive: Patty’s Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

📢 **Omega Villas: 17 Years of Rogue Control and Regulatory Failure**

This community can no longer trust its Board or depend on Florida’s DBPR to protect owners.
Are these leaders stewards—or slumlords in suits?
The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —
HOA Justice Now | Watchdog Division
Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA
Owner / Director & Whistleblower – Omega Villas Condominium Association

📎 **Attachments**

- Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
- Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
- Attachment C:** Video Evidence – Patty’s Leadership Record (MP4 / Links) — see below...
- Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

📺📁 **Patty’s Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now**

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

- Patty confrontation video 1** 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeCEE?si=swg4edaEFTB9rG3D>
- Patty confrontation video 2** 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
- Patty confrontation video 3** -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.

<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>

5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!

<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>

6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!

7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.

<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>

8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-iU?si=xA8_vrj0dyNkbEva

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=h>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapidés <bljlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzavmartin@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapidés <bljlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzavmartin@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Mail Delivery Subsystem <MailerDaemon@jpmchase.com>
To: sem2000s@gmail.com

The original message was received at Tue, 28 Oct 2025 05:07:26 GMT
from vsin52p5734.svr.us.jpmchase.net [127.0.0.1]

----- The following addresses had permanent fatal errors -----
<investorrelations@jpmchase.com>
(reason: 550 5.0.0 <investorrelations@jpmchase.com>... User unknown)

----- Transcript of session follows -----
... while talking to vsin55p7487.nane.jpmchase.net.
[Quoted text hidden]

Final-Recipient: RFC822; investorrelations@jpmchase.com
X-Actual-Recipient: rfc822; investorrelations@jpmchase.com
Action: failed
Status: 5.0.0
Remote-MTA: DNS; vsin55p7487.nane.jpmchase.net
Diagnostic-Code: SMTP; 550 5.0.0 <investorrelations@jpmchase.com>... User unknown
Last-Attempt-Date: Tue, 28 Oct 2025 05:07:26 GMT

----- Forwarded message -----
From: Shawn Martin <sem2000s@gmail.com>
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, usa
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, askus@sa17.state.fl.us, ACAP@floridabar.c
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@myflorid
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, stewa
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@myflorid
wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerr
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, '
media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedomm
communications@newrez.com, mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wtic.com, die
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, tip:
info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@
contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org
Cc: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com,
<info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen,80@gmail.com, Blaire Lapidés <bjlapides@bellsouth.net>
Bcc:
Date: Tue, 28 Oct 2025 01:07:04 -0400
Subject: Fwd: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness**, **Austro contract extension**, **attorney-driven rule changes**, and **continued delay of fin**:
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

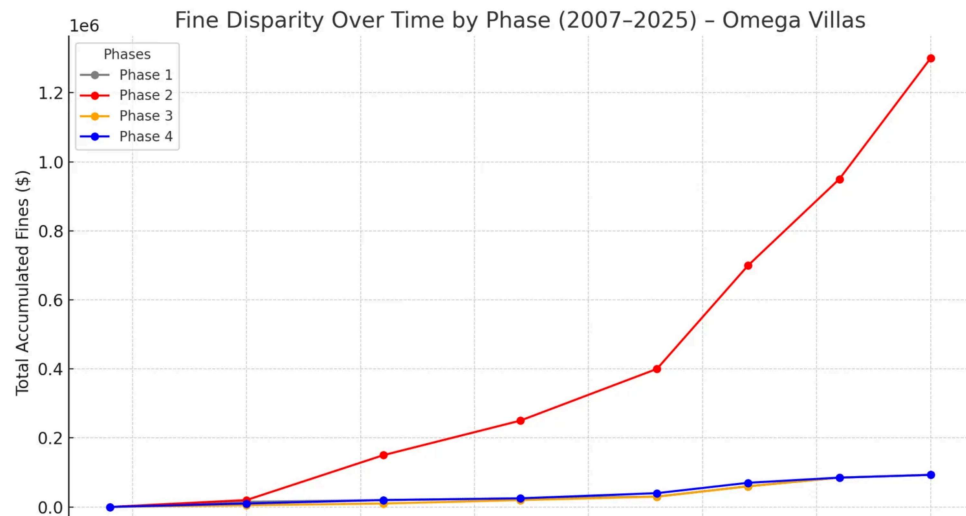
- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

  Aggregate View (2006–2025)

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are tak Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-13345jmc.jpg>

From: Betty Siskind <bettrysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>
<image1.jpeg>

- 📁 **Video Evidence Archive: Patty’s Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

📢 **Omega Villas: 17 Years of Rogue Control and Regulatory Failure**

This community can no longer trust its Board or depend on Florida’s DBPR to protect owners.
Are these leaders stewards—or slumlords in suits?
The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —
HOA Justice Now | Watchdog Division
Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA
Owner / Director & Whistleblower – Omega Villas Condominium Association

📎 **Attachments**

- Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
- Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
- Attachment C:** Video Evidence – Patty’s Leadership Record (MP4 / Links) — see below...
- Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

📺📁 **Patty’s Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now**

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

- Patty confrontation video 1** 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeCEE?si=swg4edaEFTB9rG3D>
- Patty confrontation video 2** 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
- Patty confrontation video 3** -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.

<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>

5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!

<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>

6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!

7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.

<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>

8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)

https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T

9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4

<https://youtu.be/qeeW6etMmQl?si=qseyUQmPM6Z8sTLK>

10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>

10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc

11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-iU?si=xA8_vrj0dyNkbEva

12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=h>

13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ

14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>

16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed

17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapidés <bljlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzavmartin@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapidés <bljlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzavmartin@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 8:58 AM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 47 more hours. You'll be notified if the delivery fails permanently.

The response was:

DNS Error: DNS type 'mx' lookup of [openthegovernment.org](#) responded with code NOERROR DNS type 'aaaa' lookup of [openthegovernment-org.mail.protection.outlook.com.](#) responded with code NXDOMAIN DNS type 'a' lookup of [openthegovernment-org.mail.protection.outlook.com.](#) responded with code NXDOMAIN

Final-Recipient: rfc822; [info@openthegovernment.org](#)
Action: delayed
Status: 4.4.3
Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [openthegovernment.org](#) responded with code NOERROR
DNS type 'aaaa' lookup of [openthegovernment-org.mail.protection.outlook.com.](#) responded with code NXDOMAIN
DNS type 'a' lookup of [openthegovernment-org.mail.protection.outlook.com.](#) responded with code NXDOMAIN
Last-Attempt-Date: Tue, 28 Oct 2025 05:58:35 -0700 (PDT)
Will-Retry-Until: Thu, 30 Oct 2025 05:49:32 -0700 (PDT)

 noname
7K

Shawn Martin <sem2000s@gmail.com> Tue, Oct 28, 2025 at 3:27 PM
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, usafsl.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, askus@sa17.state.fl.us, 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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie.Fossi <connie.fossi@nbcuni.com>, tips@cnn.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, 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, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapides <bjlapides@bellsouth.net>

Watchdog Addendum – October 28, 2025

Subject: Phase-4 Fine-Reduction Attempt & City Oversight Implications

Purpose of Addendum

This notice supplements the morning’s Watchdog Update of October 28 and documents a new development suggesting selective fine-reduction efforts are underway for Phase 4 of Omega Villas. The information below is provided for independent verification and oversight review.

1. New Development – Fine-Reduction Talks

Recent disclosures indicate that Board President **Patty Sabates** has initiated or scheduled discussions with the City of Plantation to reduce or waive certain fines affecting Phase 4 (agenda item iii – “Fine Reduction Hearing”).

No similar relief has been offered or discussed for Phase 2 owners, whose cumulative penalties now exceed \$1.3 million. These negotiations reportedly occurred without a recorded community vote or owner consultation, reinforcing concerns about selective treatment and non-transparent governance.

At the same time these Phase 4 fine-reduction efforts are underway, the Board is reportedly revising the Rules & Regulations without a recorded owner vote or statutory notice period. The timing raises additional concerns that governance changes are being advanced in parallel with selective financial negotiations, potentially consolidating control while limiting owner participation.

2. Context – Historic Disparity

As detailed in **Exhibit V – Citation & Enforcement History (2007–2025)**:

Phase	Total Citations	Fine Exposure (2025)	Enforcement Character
1	14	≈ \$93 K	Low-impact routine citations; quietly closed
2	21	\$993 K – \$1.3 M	Continuous, escalating enforcement
3	6	≈ \$93 K	Sparse oversight
4	11	≈ \$93 K	Early heavy citations; leniency since 2021

Phase 2 accounts for more than **75 percent** of all penalties despite comparable structural conditions across the property. Any fine-reduction action limited to Phase 4 would deepen this imbalance

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

3. Oversight Questions Now Raised

- Was the Phase 4 fine-reduction process initiated transparently and applied under consistent standards?
- Since Phase 4 construction was prioritized first, when will all phases be given equal notice or opportunity to seek fine relief, especially Phase 2?
- Have any city officials, vendors, or Board-affiliated counsel participated in selective negotiations?

4. Requested Oversight Action

This development merits immediate review by the Florida Inspector General, DBPR, and City Commission of Plantation to confirm that enforcement and fine-reduction procedures are being applied uniformly and without favoritism.

5. Supporting Reference Materials

- [Exhibit V – Citation & Enforcement History \(2007–2025\)](#)
- Board Agenda – October 28, 2025 (Board/Phase 4 Fine Reduction Item) -- Attached Below
- [Phase Fine](#) - Comparison Chart (2007–2025)
- Rules & Regulations - Authored by Blaire Lapides -- Attached Below
- New Window Prices - More Apparent Evidence of a Window Push on Owners -- Attached below

Shawn Martin, MBA
Whistleblower & Omega Villas Unit Owner & Board Director (elected with 40 Owner Votes in 2024)
www.HOAJusticeNow.com
 sem2000s@gmail.com

The evidence is forever — and this story is now in stone, waiting for accountability to surface however long it takes.

[Quoted text hidden]

- 3 attachments
-  **Omega Villas 1st floor pricing sheet- Austro.pdf**
31K
 -  **Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf**
49K
 -  **Rules and Regulations-draft #6A.pdf**
302K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **public.integrity@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; public.integrity@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <public.integrity@usdoj.gov>... User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 **noname**
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



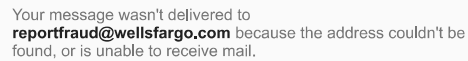
Message not delivered

Your message couldn't be delivered to **legal@rushmorelm.com** because the remote server is misconfigured. See technical details below for more information.

```
550 5.7.1 Relaying denied
```

 **noname**
7K

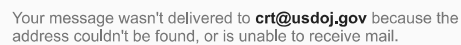
Tue, Oct 28, 2025 at 3:28 PM



550 5.1.1 User Unknown

 **noname**
7K

Tue, Oct 28, 2025 at 3:28 PM



The response from the remote server was:

550 5.1.1 ... User Unknown

Final-Recipient: rfc822; crt@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-da6.usdoj.gov. (2607:f330:6000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <crt@usdoj.gov>... User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to askus@sa17.state.fl.us because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; askus@sa17.state.fl.us
Action: failed
Status: 5.1.2
Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:13 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to oag.civilrights@myfloridalegal.com because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx0-003d5601.gslb.pphosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **ComplaintsOffice@hud.gov** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:
550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [[DS4PEPF00000172.namprd09.prod.outlook.com](https://aka.ms/EXOSmtpErrors) 2025-10-28T19:28:14.636Z 08DE14D5DEE50FCB]

Final-Recipient: rfc822; ComplaintsOffice@hud.gov
Action: failed
Status: 5.4.1
Remote-MTA: dns; hud-gov.mail.protection.outlook.com. (2a01:111:f403:f904::1, the server for the domain hud.gov.)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [[DS4PEPF00000172.namprd09.prod.outlook.com](https://aka.ms/EXOSmtpErrors) 2025-10-28T19:28:14.636Z 08DE14D5DEE50FCB]
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:
[Quoted text hidden]

Final-Recipient: rfc822; citizenservices@myfloridalegal.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; mx-hosts.myfloridalegal.com. (205.220.173.9, the server for the domain www.myfloridalegal.com.)
Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to usafls.citizens@usdoj.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; usafls.citizens@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-hosts.usdoj.gov. (2607:f330:5000:1070::5, the server for the domain www.usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <usafls.citizens@usdoj.gov>... User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to juan.porras@myfloridahouse.gov because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **oig.doj@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; oig.doj@usdoj.gov
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx-dc2.usdoj.gov. (2607:f330:5000:1070::5, the server for the domain usdoj.gov.)
Diagnostic-Code: smtp; 550 5.1.1 <oig.doj@usdoj.gov>... User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BN3PEPF0000B370.namprd21.prod.outlook.com 2025-10-28T19:28:14.447Z 08DE133CCF273E49]

Final-Recipient: rfc822; cnn.tips@cnn.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; [cnn-com.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:c803::, the server for the domain [cnn.com](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BN3PEPF0000B370.namprd21.prod.outlook.com 2025-10-28T19:28:14.447Z 08DE133CCF273E49]
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; [hitesa1.myfloridahouse.gov](https://aka.ms/EXOSmtpErrors). (206.201.185.87, the server for the domain [myfloridahouse.gov](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa2.myfloridahouse.gov. (206.201.185.88, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **consumeralerts@fdic.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 #5.1.0 Address rejected.

Final-Recipient: rfc822; consumeralerts@fdic.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; mail.fdic.gov. (167.176.6.5, the server for the domain fdic.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:
550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org

Action: failed
Status: 5.7.0
Remote-MTA: dns; [d214658a.ess.barracudanetworks.com](#). (209.222.82.255, the server for the domain [psd.plantation.org](#).)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:15 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Message blocked

Your message to **corporatelegal@oldrepublictitle.com** has been blocked. See technical details below for more information.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [1QXctVOiNg6Ao4nVIVtz1A.us25]

Final-Recipient: rfc822; [corporatelegal@oldrepublictitle.com](#)
Action: failed
Status: 5.7.0
Remote-MTA: dns; [us-smtp-inbound-1.mimecast.com](#). (170.10.128.242, the server for the domain [oldrepublictitle.com](#).)
Diagnostic-Code: smtp; 550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [1QXctVOiNg6Ao4nVIVtz1A.us25]
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:14 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Message blocked

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; [askcityhall@plantation.org](#)
Action: failed
Status: 5.7.0
Remote-MTA: dns; [d214554a.ess.barracudanetworks.com](#). (209.222.82.255, the

server for the domain [plantation.org](#).)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:15 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Message blocked

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org
Action: failed
Status: 5.7.0
Remote-MTA: dns: d214658a.ess.barracudanetworks.com. (209.222.82.253, the
server for the domain [psd.plantation.org](#).)
Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:15 -0700 (PDT)



Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Oct 28, 2025 at 3:28 PM



Address not found

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>

Final-Recipient: rfc822; reporters@miamiherald.com
Action: failed

Status: 5.1.3
Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>
Last-Attempt-Date: Tue, 28 Oct 2025 12:28:18 -0700 (PDT)



postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 10/28/2025 7:27:53 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com

Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: SJ0PR09MB11089.namprd09.prod.outlook.com

Notification Details

Sent by: SJ0PR09MB11089.namprd09.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/28/2025 7:28:14 PM		mail-pj1-x1036.google.com	SMTP	21 sec
2	10/28/2025 7:28:14 PM	mail-pj1-x1036.google.com	SA2PEPF00002251.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	+
3	10/28/2025 7:28:08 PM	SA2PEPF00002251.namprd09.prod.outlook.com	BL0PR0901CA0017.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	+
4	10/28/2025 7:28:15 PM	BL0PR0901CA0017.namprd09.prod.outlook.com	SJ0PR09MB11089.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	7 sec

Original Message Headers

Received: from BL0PR0901CA0017.namprd09.prod.outlook.com (2603:10b6:208:1c0::27) by SJ0PR09MB11089.namprd09.prod.outlook.com (2603:10b6:a03:50c::11) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9253.20; Tue, 28 Oct 2025 19:28:15 +0000

Received: from SA2PEPF00002251.namprd09.prod.outlook.com (2603:10b6:208:1c0:cafe::9) by BL0PR0901CA0017.outlook.office365.com (2603:10b6:208:1c0::27) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.19 via Frontend Transport; Tue, 28 Oct 2025 19:28:08 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1036) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::1036 as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::1036; helo=mail-pj1-x1036.google.com; pr=C

Received: from mail-pj1-x1036.google.com (2607:f8b0:4864:20::1036) by SA2PEPF00002251.mail.protection.outlook.com (2603:10b6:82c:400:0:1008:0:5) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Tue, 28 Oct 2025 19:28:14 +0000

Received: by mail-pj1-x1036.google.com with SMTP id 98e67ed59e1d1-33d55b7a073so865843a91.2 for <inspectorgeneral@eog.myflorida.com>; Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1761679693; x=1762284493; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=; b=d0rS+pMMnnnfzasGu6bVbfsEY6NcwSrSwIMacR6zpZiWkqT9fvo6As80iPqjz730WfCU/oTCgFzHb/tuHSZGRt4szIulc1MF1mGobqQUEwXgGQXaArVCba6FIY7NUdR4UyjnFB0U9huY+HrvZN2RXc4nVqJbjW+IDKvxovGQ781+sbG+W5o1DfpyKD+6H++8jb7ZIoRLk5SQ/40/w45rW8WB+hyXI8At5CLFLgsxZV2A5exb5B0kKZtN905IoWjgXBzDB1u85XePK0h9k53Ja1TiAvUixEAm5VI5IuDkQ9F0yYh0ULB0phZvoi9ztJPNd9DEAqgHpzJAKUjg+DP8w==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1761679693; x=1762284493; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=; b=pm1GcQZnmMWHCRTSArKAzorBacVo4L8Kaihg4f69NgDk+My/ahsRsd/JBLCopLurvg ehV3Wh2QeXhD8mpMhe3rKGwFSVXcel0yrLXiirrp9dKmyBWKf6Z1yqaLQeBrIgbE0mS+gkLRYvvu9D6mcXcXUqzws7tKWtaH1dZLq+7mWel3XEkdQ949k8hi3VEK6RUpXJaOiBj3IsCjPljtbSp8tCbKYYY4NHicx2eXFnXH15mLosRp50wM6c/I5jckSgh3nTYIyggkAJ4APUbX01paafzb31ecWxlvkpU0Vz2I+K3ArxF0+5k+3ZXXR0E65Hp7Wxg7M/TQ4+8J48KNP3Rw==

X-Forwarded-Encrypted: i=1; AJvYcCX0eXsoFylQ7Buzn9B010fMtt2tapLS/0495Uma3256sCZtHtR352jSZKwF9RV

Kw/0VoSkNWbe3JqXqCT6dSbk@eog.myflorida.com
X-Gm-Message-State: A0Ju0YwyBK9wjWoygprkRV/Irmc31uH6jqsyA+bTZd4H5LohhJA4znov
eNNRYeZb4TurvKidyZANrNEUsWxXYLXJK3x0hx/mUZRefOX4gZYPQyo7J3suHgHu1IU3U76WmU
4US1/AJcWgFw26pVJanGtWxmXIgTdY/U=
X-Gm-Gg: ASbGncsWbx1WACGUF77ETVfd1JQzWtoG31k1c7M9a4pPvYIOeJ6Zyt903pa2HEgiIqe
A/Zx1loOMcJwmcfyF6tNRJCfRSz/wkMHVnBdodpJDb87K+zW0yh0Vz31BaT51yNq6AFR+Y9Ux
31pPTzcQuYlPspadVpew3vid1ui0RZYczAQmQBPoRA3q9+CUKNvkBr16/cwI7CybsiyZ5VCEFn2
udG4YFEBCH60JQjnmTQU9vPMPhXMYQcnp91fJd2fGmVQ8fpvOYoyo9sbM1f1q6kw==
X-Google-Smtp-Source: AGHT+IF9KRz0+GpLvF7mkoaByqj3DnL40GR8ChqYRrRp3o1CurvJJ0Q0ISWABjMz/nQ0w/
3WYA0pmFARe2tIKqr1sg=
X-Received: by 2002:a17:90b:384f:b0:330:6ce2:18d5 with SMTP id
98e67ed59e1d1-3403a28ef8fmr97270a91.6.1761679692012; Tue, 28 Oct 2025
12:28:12 -0700 (PDT)
MIME-Version: 1.0
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
namprd03.prod.outlook.com>
<CAFj9TqrU-z0=T0cdY+4k7hVmqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
<CAFj9TqQGA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzL BG_A@mail.gmail.com>
In-Reply-To: <CAFj9TqQGA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzL BG_A@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Tue, 28 Oct 2025 15:27:53 -0400
X-Gm-Features: AWMQ_bnpHhXG3huW8lcsECyvEaWZvj-5qhb19sluhcNrBCH83UfSYEy5LyaXR8
Message-ID: <CAFj9Tqo3+bPi6DWpfhnTr1wkY1CqqCA2JGiJ1tMmgcwCMfHf-g@mail.gmail.com>
Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com> ,

[Quoted text hidden]

Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net> ,
kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com,
Office Support YMS <info@yourmanagementservices.com> ,
Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com,
Blair Lapides <bjlapides@bellsouth.net>

Content-Type: multipart/mixed; boundary="000000000000403eac06423d0421"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: SA2PEPF00002251:EE_|5J0PR09MB11089:EE_

X-MS-Office365-Filtering-Correlation-Id: 59781560-4b5e-4bb9-e524-08de165823b4

Original-Recipient: rfc822:inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822:inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, us 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, askus@sa17.state.fl.us, ACAP@floridabar.c 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@myflorid 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, stewa 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@myflorid: wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerrr 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, custor antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investtorrelations@citi.com, fraud_help@usbank.com, media@tru media.relations@pnc.com, investtorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, comm mediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@wtic.com, dianna_higgins@mgic.com, legal@ 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, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blair Lapides <bjlapides@bellsouth.net>

Bcc:

Date: Tue, 28 Oct 2025 15:27:53 -0400



Watchdog Addendum – October 28, 2025

Subject: Phase-4 Fine-Reduction Attempt & City Oversight Implications

Purpose of Addendum
This notice supplements the morning's Watchdog Update of October 28 and documents a new development suggesting selective fine-reduction efforts are underway for Phase 4 of Omega Villas. The information below is provided for independent ver

1. New Development – Fine-Reduction Talks

Recent disclosures indicate that Board President **Patty Sabates** has initiated or scheduled discussions with the City of Plantation to reduce or waive certain fines affecting Phase 4 (agenda item iii – “Fine Reduction Hearing”).

No similar relief has been offered or discussed for Phase 2 owners, whose cumulative penalties now exceed \$1.3 million. These negotiations reportedly occurred without a recorded community vote or owner consultation, reinforcing concerns about selective treatment and non-transparent go

At the same time these Phase 4 fine-reduction efforts are underway, the Board is reportedly revising the Rules & Regulations without a recorded owner vote or statutory n
timing raises additional concerns that governance changes are being advanced in parallel with selective financial negotiations, potentially consolidating control while limi
participation.

2. Context – Historic Disparity

As detailed in **Exhibit V – Citation & Enforcement History (2007–2025)**:

Phase	Total Citations	Fine Exposure (2025)	Enforcement Character
1	14	≈ \$93 K	Low-impact routine citations; quietly closed
2	21	\$993 K – \$1.3 M	Continuous, escalating enforcement
3	6	≈ \$93 K	Sparse oversight
4	11	≈ \$93 K	Early heavy citations; leniency since 2021

Phase 2 accounts for more than **75 percent** of all penalties despite comparable structural conditions across the property. Any fine-reduction action limited to Phase 4 would deepen this imbalance

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

3. Oversight Questions Now Raised

- Was the Phase 4 fine-reduction process initiated transparently and applied under consistent standards?
- Since Phase 4 construction was prioritized first, when will all phases be given equal notice or opportunity to seek fine relief, especially Phase 2?
- Have any city officials, vendors, or Board-affiliated counsel participated in selective negotiations?

4. Requested Oversight Action

This development merits immediate review by the Florida Inspector General, DBPR, and City Commission of Plantation to confirm that enforcement and fine-reduction pro
applied uniformly and without favoritism.

5. Supporting Reference Materials

- [Exhibit V – Citation & Enforcement History \(2007–2025\)](#)
- Board Agenda – October 28, 2025 (Board/Phase 4 Fine Reduction Item) -- Attached Below
- [Phase Fine](#) - Comparison Chart (2007–2025)
- Rules & Regulations - Authored by Blaire Lapides -- Attached Below
- New Window Prices - More Apparent Evidence of a Window Push on Owners -- Attached below

Shawn Martin, MBA
Whistleblower & Omega Villas Unit Owner & Board Director (elected with 40 Owner Votes in 2024)
www.HOAJusticeNow.com
sem2000s@gmail.com

The evidence is forever — and this story is now in stone, waiting for accountability to surface however long it takes.

On Tue, Oct 28, 2025 at 1:07 AM Shawn Martin <sem2000s@gmail.com> wrote:

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of fi**
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

 Aggregate View (2006–2025)

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase		Total Fines to Date (2025)		Notes
Phase 1		\$93,000		Routine citations, no sustained enforcement follow-up
Phase 2		\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines
Phase 3		\$93,000		Occasional code or maintenance citations only
Phase 4		\$93,000		Early unpermitted work, later closed quietly

This means Phase 2 carries **over 75 % of the community's total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are t Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-13345jmc.jpg>

From: Betty Siskind <bettysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>

<image1.jpeg>

-  **Video Evidence Archive: Patty's Leadership Record** — Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower — Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda — Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence — Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) — web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!

<https://youtu.be/fjGUeNPeCEE?si=swg4edaETB9rG3D>

2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty

<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>

3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8f9i>
4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4
<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>
10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-U?si=xA8_yrj0dyNkbEya
12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=>
13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed
17. https://www.youtube.com/watch?v=rY5_gWx9nlc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapidés <bljlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritza2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>, Patty Sabates <psabates48@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapidés <bljlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritza2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

- 3 attachments
-  Omega Villas 1st floor pricing sheet- Austro.pdf
31K
 -  Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf
49K
 -  Rules and Regulations-draft #6A.pdf
302K

postmaster@firstam.onmicrosoft.com <postmaster@firstam.onmicrosoft.com>
To: sem2000s@gmail.com

Your message to compliance@firstam.com couldn't be delivered.

The group [compliance](#) only accepts messages from people in its organization or on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	compliance
Sender		Action Required
		Sender not allowed

How to Fix It

It appears you aren't in the same organization as the group (or a sub-group) you're sending to or your email address isn't on the group's allowed senders list. Ask the owner of the group to grant you permission to send to it, and then try again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder and select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name located on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

More Info for Email Admins

Status code: 550 5.7.133

This error occurs when the distribution group, security group, or Microsoft 365 group is configured to accept messages only from authenticated senders (senders in the same organization or those added to the group's allowed senders list).

To fix the issue, the recipient's email admin or the group owner must add the sender's email address to the group's allowed senders list or change the group's delivery management setting to accept messages from senders inside and outside of the organization.

Usually this issue can only be fixed by the recipient's email admin or the group owner.

For more information and steps to fix this error, see [Fix email delivery issues for error code 5.7.133 in Office 365](#).

Original Message Details

Created Date: 10/28/2025 7:27:53 PM
Sender Address: sem2000s@gmail.com
Recipient Address: compliance@firstam.com
Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Error Details

Error: 550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group
Message rejected by: [SN7PR22MB4025.namprd22.prod.outlook.com](#)

Notification Details

Sent by: [SN7PR22MB4025.namprd22.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	10/28/2025 7:28:14 PM		mail-pj1-f43.google.com	SMTP	21 sec
2	10/28/2025 7:28:14 PM	mail-pj1-f43.google.com	mx0b-00128103.pphosted.com	ESMTPS	*
3	10/28/2025 7:28:16 PM	pps.filterd	mx0b-00128103.pphosted.com	ESMTP	2 sec
4	10/28/2025 7:28:16 PM	mx0b-00128103.pphosted.com	BN1PEPF0000468C.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*
5	10/28/2025 7:28:16 PM	BN1PEPF0000468C.namprd05.prod.outlook.com	BN8PR15CA0031.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
6	10/28/2025 7:28:16 PM	BN8PR15CA0031.namprd15.prod.outlook.com	SN7PR22MB4025.namprd22.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

Received: from BN8PR15CA0031.namprd15.prod.outlook.com (2603:10b6:408:c0::44) by SN7PR22MB4025.namprd22.prod.outlook.com (2603:10b6:806:2e6::13) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9275.12; Tue, 28 Oct 2025 19:28:16 +0000
Received: from BN1PEPF0000468C.namprd05.prod.outlook.com (2603:10b6:408:c0:cafe::2e) by BN8PR15CA0031.outlook.office365.com (2603:10b6:408:c0::44) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9275.12 via Frontend Transport; Tue, 28 Oct 2025 19:28:16 +0000
Authentication-Results: spf=pass (sender IP is 209.85.216.43) smtp.mailfrom=gmail.com; dkim=fail (body hash did not verify) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 209.85.216.43 as permitted sender) receiver=protection.outlook.com; client-ip=209.85.216.43; helo=mail-pj1-f43.google.com; pr=C
Received: from mx0b-00128103.pphosted.com (205.220.172.180) by

BN1PEPF0000468C.mail.protection.outlook.com (10.167.243.137) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9275.10 via Frontend Transport; Tue, 28 Oct 2025 19:28:16 +0000

Received: from pps.filterd (m0207976.pops.net [127.0.0.1])
by mx0b-00128103.pphosted.com (8.18.1.2/8.18.1.2) with ESMTD id 59SJKNNQ018425
for <compliance@firstam.com>; Tue, 28 Oct 2025 12:28:16 -0700

Authentication-Results-Original: ppop.net; spf=pass
smtp.mailfrom=sem2000s@gmail.com; dkim=pass header.d=gmail.com
header.s=20230601; dmarc=pass header.from=gmail.com

Received: from mail-pj1-f43.google.com (mail-pj1-f43.google.com [209.85.216.43])
by mx0b-00128103.pphosted.com (PPS) with ESMTD id 4a33w981gb-1
(version=TLSv1.2 cipher=ECDHE-RSA-AES128-GCM-SHA256 bits=128 verify=NOT)
for <compliance@firstam.com>; Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

Received: by mail-pj1-f43.google.com with SMTP id 98e67ed59e1d1-33d55b7a073so865827a91.2
for <compliance@firstam.com>; Tue, 28 Oct 2025 12:28:14 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1761679693; x=1762284493; darn=firstam.com;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:from:to:cc:subject:date:message-id:reply-to;
bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=;
b=eVE06zJMq5mo9wC1hnAxMoIjFYRjv6K0p81Y/78R+XPgBakAoaq5k+BeGlrdmII+IR
1SzChwvO5YI8NG8kDWDUKoHwKKXo8c+AxiiweOauEoutPvgCd91cyYH/TjVgG+wV05D1
P9Ur39Q1J3RpTtJfUlj4yglKsdFfNjWj/ou54KOWQn0oHiTKQnQY3QJv68ntX0MD5/2uX
+2LwrvVy9xi3D0PrLDH7mk8p2VKC21L4NW5GYyhkEF0pRL1AGEj9ujtpedeIcvxP4ctz
fSPv25+fBGJGv54bYTB0QHqsuLmqByQIPXJTGjEYBAKf4Q611TUUcbWqf8o4DmH9WxmWT
YJFA==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1761679693; x=1762284493;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=;
b=I8e1MpzkR2qRkEZIYdHC5goBFehAmeA97B4VyfXCpMt2VH+1QH6d/H7dFmMU43KiT
dEQpc2FFGk8mbaPgAkDN17NesrTWCroRj5n3lpC56W3NQZxPLpkoubGG21LaNi61v8eV
08QTPnCiB9KkrF103ofB2K6CiKCPsSkeF7Wv7q6q9FCfmdH7DKJ6069Qv4ZiWyblP0yR
UG4Ae4d2oNqc5Qy9+j1TGKdcxgBwJ19ecNJzqoPnzLV/csC1m86vWFLSx9q7kqDV0/d9
JtlQ2w/HSBTXKIsZz1zoo36mS+anDRue+c+0WZEL5afSQW5ToNC/+8cJQTGeoNSvIVc
2K3w==

X-Forwarded-Encrypted: i=1; AjvYcCWnpljXgzKqLryhWSOyIdA5pqNjH0SjXRYbQk+
4mshIAFEuOfpSVBXFWpfrUN8FFrkCcEz9l3J3BpCl+@firstam.com

X-Gm-Message-State: A0Ju0YypjCwhhUAX7UT9TdezknHnT4DHiC+qkxrY4iUWBx0YVhijid51
Gu/eStoo3GtcTYmAU9U1aycL2tvKtUMPQDTW71cfQAwdA61ZUD81ze4IikP4mEyg6/DBvmHTcis
TB104J07i2XkQqgbRQvHJYCumcCqHEek=

X-Gm-Gg: ASbGncsv6ERwXwVNmei+8tdVFweJTBzfQfsi+8Sfq1b4t+d6N+4NDysXdcCNA8H1N6u
QF0Whw/YRkxsHhObwNhx1d1IwTM7FabXf1LT2wc/KyS1sp/3cGZfsc07msIU5bxeSgu36Un2wXZ
CDddoMTYh+eY5/4RdXcx3wiLW5j+HAQS0Vwjhi0AqOuu1HXInOHhu5zS19WnsIowkJGHHCVKHwM
sN4WCfEMpIppCar4ZmykMQgKyH538bFU11d0Zhxyc0ecyQ41pdjcr/+iuVg4sVyEg==

X-Google-Smtp-Source: AGHT+IF9KRz0+GpLvF7mkoaByqj3DnL40GR8ChqYRrRup3oLCurvJJ0Q0ISWABjMz/nQOw/
3WYAOpmFARe2tIKqr1sg=

X-Received: by 2002:a17:90b:384f:b0:330:6ce2:18d5 with SMTP id
98e67ed59e1d1-3403a28ef8fmr97270a91.6.1761679692012; Tue, 28 Oct 2025
12:28:12 -0700 (PDT)

References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
nampd03.prod.outlook.com>
<CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
<CAFj9TqGqA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzLDBG_A@mail.gmail.com>
In-Reply-To: <CAFj9TqGqA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzLDBG_A@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Tue, 28 Oct 2025 15:27:53 -0400
X-Gm-Features: AlwmQ_bnpHXXG3huW81csECyEaWZvj-5qhb19s1uhcNrBCH83UFSEy5LyaXR8
Message-ID: <CAFj9Tqo3+bPi6DWpfhnTr1wkY1CqqCA2JGi11MmgcwCMfHf-g@mail.gmail.com>
Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]

,
Maude King-Bruce <maudekbruce2@gmail.com>,
Miriam Tirado <miriam71@comcast.net>,
kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com,
Office Support YMS <info@yourmanagementservices.com>,
Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com,
Blair Lapides <bjlapides@bellsouth.net>
Content-Type: multipart/mixed; boundary="000000000000403eac06423d0421"
X-Authority-Analysis: v=2.4 cv=ZcEQ98VA c=1 sm=1 tr=0 ts=6901194f cx=c_pps

a=J8z+hc4IFXzY8UrdPNIOEg==:117 a=2RK80nOo-hv1hYx6:21 a=x61cFKpwwdMA:10
a=x7bEGLp0ZPQA:10 a=HOCepyRVPRCA:10 a=95EFz5ht1gA:10
a=Kan8h273Bse888Jy5C1n:22 a=B84r3hqvAAAA:8 a=jrOw3FHAAAA:8 a=vnREMB7VAAAA:8
a=pGLkceISAAAA:8 a=-g5TWjrVAAAA:8 a=HZJGGiQLAAAA:8 a=n-kJ5qksAAAA:8
a=C_TRInGwAAAA:8 a=CjXxG03LAAAA:8 a=69EAbJreAAAA:8 a=pedpZTtsAAAA:8
a=OmC0wff8hDxF2ej9DzIA:9 a=QEXdD02ut3YA:10 a=1XwoJ3bpAAAA:8 a=N_ITWUZZAAAA:8
a=YSj08LC3w9awQLGG9FEA:9 a=_92FwTJ3dkwKvIZqr:21 a=lqcHg5cX4UMA:10
a=s5zKW874KtQA:10 a=HXjIzo1wWl0A:10 a=T6a71-JsGAWA:10
a=Qcx51qJH-FtoH8ACjyEA:9 a=n3Bs1yFRqc0A:10 a=r1s1ZAIwvL0A:10
a=aeKm-OPA_togrE3xzG0A:9 a=K02185xi5Y6c9o-893sA:9 a=b8hHh5wvTXggCwtY:21
a=IEajqjdp00VG4J7FUVjn:22 a=uZ1Ykn11914CNKqjuIRq:22 a=A-g5b9HS34U6dft7a6GY:22
a=iq53MDg7dJ92w-4es2-E:22 a=fMAGXkzVR7cRuVcbbVfL:22 a=EA_oED63ISsst-uzqizMZ:22
a=4ujHuxfKkMU8eMVK7xbB:22 a=v5A1NR0w6Xzvsz79hHHB:22 a=ExB-INV0ayv11NAUUrFj:22
a=poXaRoVlC6wW9_mwH8W4:22 a=cLTQeHM41iufidK-p70C:22 a=olNob2YexThT26quqLSg:22
a=Soy3cZ2v3rD3IzUh-QDm:22 a=Z5ABNNGmrOfJ3cZ5bIyy:22 a=UDnyf2zBuKT2w-1IGP_r:22
X-Proofpoint-Spam-Details-Enc: AW1haW4tMjUxMDI4MDE2MiBTYXk0ZWRFX1pYx8r6V1KDP
qSAubDng+npOBBeiQaakcF0nt2KLNdcSxwDjbdSTqrI3EoGFwLX4o4THk9HhZ0Uwi0PKZcYYB/3
JCKmHuwX9/1cAxpaw1jW936wEdwrqGYL/kd/pNttGwK+/0rhujI1m+uODiiTnMAuU41THNeHFgX
lEGGBM8F01WUpNgGQ3DAXjJdHgY0Q9Ej0jXWj54KnuM3jdsdQ30Kj0oJ5mSZ4rGUSgqvcoi0kQ
veK287dMBVh4f5d2ezqIt8NdDwbTtIKH2oAnKf7KjJ5itxed3eA1KSLPNofXpIEd781L9y0Y22b
OmmVv4ByhEEQRwzBQ04GHpwtGr5Dhmd+4zy1Pn5wLyVTM5TqJjHwA8erJnJxY4KbFa7ziF0cG
dfB8T9D0NSFuV3YA0aEQSV5PHzFMRiHNnwLYRlymzg/T5soTdvthLnitF0HuU0eR/SPCCOLjexJ
1ZGvucd414/sxy4twIQ==
X-Proofpoint-GUID: t-2xEuaiFdTSbRmrWxdcXfCIS-3RtxX
X-CLX-Response: 1TFkXGBsbEQpMehcZHH4RC11EF29sH0QZXVhGfVpZEqPwYWBvdZU9QBR16bX1
MTHKEe4XY1nJa3sTWH4aX14RCn1MF21LSXpCWf1ZG21TEQpDSBcfGBEKQ1kXBxgdEhEKQkXGg
QaGhoRc11NF2dmchEKWukXGnEaEbP3BhsTG3E5GhAadwYYGgYaEqPZXhdsbHkRcK1GF0xDWf1eS
0d1GXVCRVlE104RCk1HF3hPTREKQ04XXgcYUm9bX0tDbE5+eUh4Z1hdck5JcmxJYx8HGhXheUnIR
ClhcF8EGGQeGxoFgxoEGxsABBSZHgQZHHAbHhFgHhEKX1KXTWRYGvsRcK1cF4ZGBEKFTFoXawh
pQkVDEQpNTHdoEQpMRhdva2tsa2sRcKJPF2R+WE9mbnNJCfTEQpDWhcYGHMEeh8EBGscBB4ZEQ
pCXhcbEQpEXhcbGhwRcKkRfXsaEQpCXBcbEQpeThcbEQpCSxdjU2NrexNYfhpfXhEKQkXy1NJa
3sTWH4aX14RCkJFF2N9yx8dar5efG16EQpCThdjU2NrexNYfhpfXhEKQkXb2VPVUZAem19TE4R
CkJsF2x6H0tvXm1hf2VKEQpQBdtHVMcRUXtE114fBEKQ1gXZm0FeEMTFxNkYRMRC1pYFwXrCn1
DF2JFUFJIRWJMaVISEQpZSxcBgxoZHhEKcGcXYE59extvSUTQHB0QGHKcGgXYE5acHtcw01Ifk
cQGHKcGgXY0QbWEZTbGtGTh4QGHKcGgXY01GEm1wQ1BYaBSQGHKcGgXY14ZRBp0aFxuUxoQG
hEKcGgXbUUYGn5mcnMTGxsQGHKcGgXbRtQTG5pb0NknG8QGHKcGgXYWJQH3hSxmNaTWYQGHK
cGgXbBS5GeGfGwXpJYFwQGHKcH0XbhlafmVzBV8Z52kQGHKcH0XB9FRmJMbGJ0w0IQGHKcH0
XBbtAeF1DEH5J52IQGHKcH0XaRtcF1X1QGNLZhkQGHKcH0XbgFaAQV7E9yyWfAQGHKcH0XbF
gZE05ze0VhaRsQGHKcGcXYE1zT11gRmsbQUMQGHKcGcXbX1Dchh1Y0RAY0IQGHKcGcXZ355b
UBQTHpATRMQGHKcGcXZFxjU1hwHx1PwxIQGHKcH0XaUR1AUfMaF5ARUkQGHKcH0XY2xYwAe
c2kdWU4QGHKcH0Xe1sbb1BpVxIZWAQGHKcH0XY21scH1fQR1Pa0IQGHKcH0XZ0dhf1NtbX1
ySWMQGHKcH0XZW9DSFtNGE1MeEKQGHKcH0XekdMYnJ+wXhVQFAQGHKcH0XZBseG2lyTF1PQR
8QGHKcH0XBfh8YhJGXX5mRHSQGHKcH0XBx1+YFJbYnx+TmkQGHKcH0XZHHwG9eHE1DR14QG
hEKcH0XBkkaQvXGfBhoeXQGHKcH0XYRJbE3sYeX1Me0QGHKcH0XB2sYc15Men15MAEQGHK
cH0XYWNAcAUfbB5QHk4QGHKcH0XB2EYe0dvRB8ZYHSQGHKcH0XBhh4GwEaR2EYUWwQGHKcH0
XYV1bbUrMeJ515bk4QGHKcH0XBxBNUxp4QVNUthMQGHKcH0XY3wTun12Y3xfekUQGHKcH0XBh
1FU3N5ZWRMbXkQGHKcH0XaEbPqHpmwAebBIQGHKcH0XY218b1oaymbJWkwQGHKcH0XaGRDX
QVMQXh5WGsQGHKcH0XZEFfjb2B5b2FcmkQGHKcH0XZHB9WnJ1bGJrUwUQGHKcH0XZbH0bU29
T2hBw3MQGHKcH0Xa2dAX01QeHN/E0YQGHKcH0XYgFQTAV9eE0bXGsQGHKcH0XB1sYyx95b29
vQmEQGHKcH0XaUNiX11GbQFAx0IQGHKcGcXbGNIZ0ETX25uTxsQGHKcH8XZ0VQUH2BS9gf0
0QGHKcF8XaGYBRX5DfQuca3AQGHKcF8XbB9FRmJMbGJ0w0IQGHKcF8XbXpGkhuTH5+ZEYQG
hEKcH8Xa0VNBRsebuURYem0QHR8RCnBFF21fQEkfukNMWYFEBORCnBFF29DcH0bRGxQTeduEBoR
CnBFF2J2TUMV6UHLPG3h+EBoRCnBFF24YXRkTbhsd11ptEBORCnB/F21kaUStAU1Fe0xAEBIFEQp
wXxdseUBTRH11Uk1oWxASGBEKcF8XBhNDUxwGGJpBf0QGHKcF8XaWsATX9AHG5YS3IQGHKcF
8XZ31mYw0eX0tWHGQGHKcF8XB3see1xSQ1t/QHkQGHKcF8XaVB/ekhHQUFtWEsQGHKcF8XZ
k5HGK1zTHJawV4QGHKcF8XekNSZSxaQEJ8Xh0QGHKcF8XYgVfch1gY0sT5hKQGHKcF8XZHX1r
a2ZsZnBNHnMQGHKcF8XBhpSTkbbY116RGcQGHKcF8XZmATenJTYWNHE3wQGHKcGwXbBhhkww
ft01SZR8QEX8RCm1+FxoRC1hNF0sRIA==
X-Proofpoint-ORIG-GUID: t-2xEuaiFdTSbRmrWxdcXfCIS-3RtxX
X-CLX-Shades: MLX
MIME-Version: 1.0
X-External-Message: external
X-Proofpoint-Virus-Version: vendor=baseguard
engine=ICAP:2.0.293,Aquarius:18.0.1121,Hydra:6.1.9,FMLib:17.12.80.40
definitions=2025-10-28_07,2025-10-22_01,2025-03-28_01
X-Proofpoint-Spam-Details: rule=inbound_noblock_bulk_notspam
policy=inbound_noblock_bulk score=0 bulkscore=0 clxscore=211 phishscore=0
suspectscore=0 lowpriorityscore=0 malwarescore=0 priorityscore=344
impostorscore=0 adultscore=0 spamscore=0 classifier=typeunknown authscore=0
authcc= authcc= route=inbound adjst=0 reason=mlx scancount=1
engine=8.19.0-251024000 definitions=main-2510280162 domainage_hfrom=11034
Return-Path: sem2000s@gmail.com
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 4cc65fd6-9c76-4871-a542-eb12a5a7800c:0
X-MS-Exchange-SkipListedInternetSender: ip=[209.85.216.43];domain=mail-pj1-f43.google.com
X-MS-Exchange-ExternalOriginalInternetSender: ip=[209.85.216.43];domain=mail-pj1-f43.google.com
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: BN1PEPF0000468C:EE_|SN7PR22MB4025:EE_
X-MS-Office365-Filtering-Correlation-Id: 1b6475f4-4210-42d8-e05b-b08de165824d1

[Quoted text hidden]

Final-Recipient: rfc822;compliance@firstam.com
Action: failed
Status: 5.7.133
Diagnostic-Code: smtp;550 5.7.133 RESOLVER.RST.SenderNotAuthenticatedForGroup; authentication required; Delivery restriction check failed because the sender was not authenticated when sending to this group

----- Forwarded message -----
From: Shawn Martin <sem2000s@gmail.com>
To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, us 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, askus@sa17.state.fl.us, ACAP@floridabar.c 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@myfloric 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, stewa 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@myflorid: wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerrr 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, custor antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@tru media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, comm 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@ 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, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapidés <bjlapides@bellsouth.net>
Bcc:
Date: Tue, 28 Oct 2025 15:27:53 -0400
Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

Watchdog Addendum – October 28, 2025

Subject: Phase-4 Fine-Reduction Attempt & City Oversight Implications

Purpose of Addendum
This notice supplements the morning’s Watchdog Update of October 28 and documents a new development suggesting selective fine-reduction efforts are underway for Phase 4 of Omega Villas. The information below is provided for independent ver

1. New Development – Fine-Reduction Talks

Recent disclosures indicate that Board President **Patty Sabates** has initiated or scheduled discussions with the City of Plantation to reduce or waive certain fines affecting Phase 4 (agenda item iii – “Fine Reduction Hearing”).

No similar relief has been offered or discussed for Phase 2 owners, whose cumulative penalties now exceed \$1.3 million. These negotiations reportedly occurred without a recorded community vote or owner consultation, reinforcing concerns about selective treatment and non-transparent go

At the same time these Phase 4 fine-reduction efforts are underway, the Board is reportedly revising the Rules & Regulations without a recorded owner vote or statutory n timing raises additional concerns that governance changes are being advanced in parallel with selective financial negotiations, potentially consolidating control while limi participation.

2. Context – Historic Disparity

As detailed in **Exhibit V – Citation & Enforcement History (2007–2025)**:

Phase	Total Citations	Fine Exposure (2025)	Enforcement Character
1	14	≈ \$93 K	Low-impact routine citations; quietly closed
2	21	\$993 K – \$1.3 M	Continuous, escalating enforcement
3	6	≈ \$93 K	Sparse oversight
4	11	≈ \$93 K	Early heavy citations; leniency since 2021

Phase 2 accounts for more than **75 percent** of all penalties despite comparable structural conditions across the property. Any fine-reduction action limited to Phase 4 would deepen this imbalance

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

3. Oversight Questions Now Raised

- Was the Phase 4 fine-reduction process initiated transparently and applied under consistent standards?
- Since Phase 4 construction was prioritized first, when will all phases be given equal notice or opportunity to seek fine relief, especially Phase 2?
- Have any city officials, vendors, or Board-affiliated counsel participated in selective negotiations?

4. Requested Oversight Action

This development merits immediate review by the Florida Inspector General, DBPR, and City Commission of Plantation to confirm that enforcement and fine-reduction pro applied uniformly and without favoritism.

5. Supporting Reference Materials

- [Exhibit V](#) – Citation & Enforcement History (2007–2025)
- Board Agenda – October 28, 2025 (Board/Phase 4 Fine Reduction Item) -- Attached Below
- [Phase Fine](#) - Comparison Chart (2007–2025)
- Rules & Regulations - Authored by Blaire Lapides -- Attached Below
- New Window Prices - More Apparent Evidence of a Window Push on Owners -- Attached below

Shawn Martin, MBA
Whistleblower & Omega Villas Unit Owner & Board Director (elected with 40 Owner Votes in 2024)
www.HOAJusticeNow.com
 sem2000s@gmail.com

The evidence is forever — and this story is now in stone, waiting for accountability to surface however long it takes.

On Tue, Oct 28, 2025 at 1:07 AM Shawn Martin <sem2000s@gmail.com> wrote:

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of fi**
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- 2. Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency:**

- [Exhibit L](#) – Communications Timeline with DBPR & State Agencies – *Repeated non-enforcement despite notice.*
- [Exhibit V](#) – Citation & Enforcement History – *City citations and current effort to wipe them.*

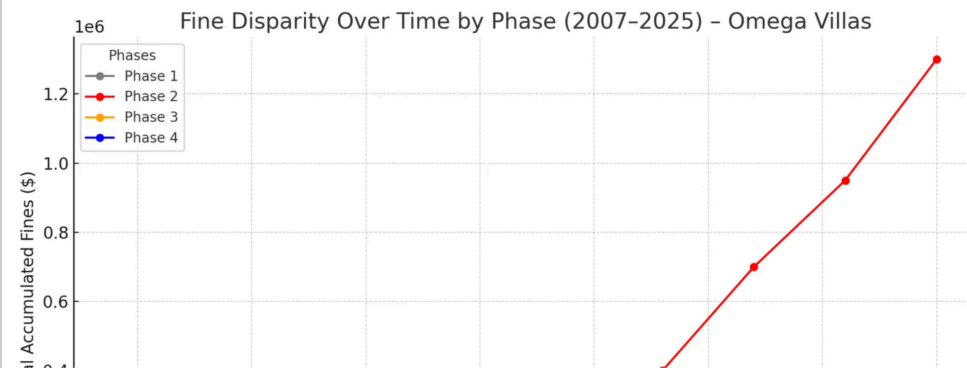
- **Exhibit AA – Systemic Failures & RICO Prelude** – Potential *Vendor shielding and selective enforcement*.
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia*.

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record*.

 **Aggregate View (2006–2025)**

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community's total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City "fine reduction/forgiveness" backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are t: Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-l3345jmc.jpg>

From: Betty Siskind <bettrysiskind@att.net>

Sent: Tuesday, October 21, 2025 2:22 PM

To: YMS Office Support <info@yourmanagementservices.com>

Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>

Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>

<image1.jpeg>

-
-  **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

Attachments

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...

3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...

4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ Permanent Tagline

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now

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

1. [Patty confrontation video 1](https://youtu.be/jGIUeNPeeCEE?si=swg4edaEftB9rG3D) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEftB9rG3D>
2. [Patty confrontation video 2](https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. [Patty confrontation video 3](https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fI9I) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fI9I>
4. [Patty confrontation video 4](https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4
<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>
10. [Patty confrontation video 10](https://youtu.be/jeYwHuUkWWJc?si=CCo2nZ3F2dh7nnFd) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWWJc?si=CCo2nZ3F2dh7nnFd>
10. [Patty confrontation video 11](https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
11. [Patty confrontation video 12](https://youtu.be/HSeblbua-U?si=xA8_yrj0dyNkbEya) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-U?si=xA8_yrj0dyNkbEya
12. [Patty confrontation video 13](https://youtu.be/5G0hvu5uHac?si=) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=>
13. [Patty confrontation video 14](https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
14. [Patty confrontation video 15](https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed
17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----
From: **YMS Office Support** <info@yourmanagementservices.com>
Date: Fri, Oct 24, 2025 at 10:23 AM
Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Patty Sabates <psabates48@gmail.com>
CC: Blaire Lapidès <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhel>
Martin <sem2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day.

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>
Sent: Thursday, October 23, 2025 9:19 PM
To: Blaire Lapidès <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhel>
<sem2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>
Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

-
- 3 attachments
-  Omega Villas 1st floor pricing sheet- Austro.pdf
31K
 -  Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf
49K
 -  Rules and Regulations-draft #6A.pdf
302K

postmaster@turner.onmicrosoft.com <postmaster@turner.onmicrosoft.com>
To: sem2000s@gmail.com

Delivery has failed to these recipients or groups:

tips@cnn.com

The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

Diagnostic information for administrators:

Generating server: [DS7PR07MB7542.namprd07.prod.outlook.com](https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-f:1846873503593647805&simpl=msg-f:1846873503593647805&simpl=msg-f:1847139688830643041&simpl...)

tips@cnn.com

Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException.MapiExceptionShutoffQuotaExceeded; Failed to process message due to a permanent exception with message [BeginDiagnosticData]The properties. 1.84300:01000000, 1.84300:01000000, 1.84300:01000000, 1.84300:02000000, 1.84300:9F000000, 1.84300:A1000000, 1.84300:01000000, 1.84300:08000000, 1.73948:00000000, 1.108572:00000000, 0.117068:2C000000, 1.79180:021.79180:FA000000, 255.73100:00000000, 5.95292:67000000446F526F70730000, 8.111356:9552F9FE86593ECC1F1F572B2F8F6BAC46000000, 0.38698:CF250000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727653746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00E500102F000100, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000006E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00656D706C617465, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00656D706C617465, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00656D706C617465, 1.41134:86000000, 7.36354:01000000007428426F742062, 1.46439:0A000000, 1.115:0.104668:7074792E, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00656D706C617465, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:000000004D617069526F70436C69656E744B657954656D706C6174653A20496E707574207365676D656E742063616E6E6F74206265206E756C6C206F7220656D7074792E00656D706C617465, 1.41134:86000000, 5.74908:000000004D6963726F736F66742E45786368616E67652E5365727665722E53746F726167652E436F6D6D6F6E2E436F6E66696753636F7065526F7000, 5.92636:00000000333A3000526F7043, 7.29828:587D2102190000006C617465, 7.29832:0000000019000000656E7420, 4.45884:DI4.59420:DD040000, 7.40840:010000000074284286000000, 8.45434:73205E44B742584C86697473F0A2F83B0A000000, 0.104348:00000000, 5.46798:040000004D61696C4974656D44656C697665722E485454502E456D61696C006D7074792E7976353E5816DE0886000000, 5.10786:0000000031352E32302E393235332E3030393A424C30505230374D42373935363A36336637393930342D376263612D346564332D393737352D3330303131303839663431643A3135303630383A2E4E450.39570:70757420, 1.64146:02000000, 1.33010:02000000, 2.54258:00000000, 0.58802:0A000000, 1.33010:02000000, 2.54258:00000000, 0.58802:00000000, 1.64146:9F000000, 1.33010:9F000000, 2.54258:DD040000, 1.33010:9F000000, 2.54255.79500:70757420, 1.79180:A1000000, 1.79180:08000000, 0.100684:6C6C206F, 4.70028:DD040000, 1.52466:01000000, 0.60402:5C000000, 1.52466:01000000[EndDiagnosticData] [Stage: CreateMessage]'

Original message headers:

Received: from **BN1PR10CA0020.namprd10.prod.outlook.com** (2603:10b6:408:e0::25) by **DS7PR07MB7542.namprd07.prod.outlook.com** (2603:10b6:5:2d0::21) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9275.13; Tue, 28 Oct 2025 19:28:14 +0000
Received: from **BN3PEPF0000B370.namprd21.prod.outlook.com** (2603:10b6:408:e0:cafe::9) by **BN1PR10CA0020.outlook.office365.com** (2603:10b6:408:e0::25) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9253.18 via Frontend Transport; Tue, 28 Oct 2025 19:28:14 +0000
Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102f) smtp.mailfrom=**gmail.com**; dkim=pass (signature was verified) header.d=**gmail.com**; dmarc=pass action=none header.from=**gmail.com**; compauth=pass reason=100
Received-SPF: Pass (**protection.outlook.com**: domain of **gmail.com** designates 2607:f8b0:4864:20::102f as permitted sender) receiver=**protection.outlook.com**; client-ip=2607:f8b0:4864:20::102f; helo=**mail-pj1-x102f.google.com**; pr=C
Received: from **mail-pj1-x102f.google.com** (2607:f8b0:4864:20::102f) by **BN3PEPF0000B370.mail.protection.outlook.com** (2603:10b6:40f:fc02::167) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9298.0 via Frontend Transport; Tue, 28 Oct 2025 19:28:14 +0000
Received: by **mail-pj1-x102f.google.com** with SMTP id 98e67ed59e1d1-340299fd35aso188867a91.1 for <**tips@cnn.com**>; Tue, 28 Oct 2025 12:28:14 -0700 (PDT)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=**gmail.com**; s=20230601; t=1761679693; x=1762284493; darn=**cnn.com**; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:from:to:cc:subject:date:message-id:reply-to; bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=; b=m5Bw+McTjtkZvtPstOXeO3l+BDs1UMVNIcE0KxGjYgdomqN363J+HEIEfbvjQBdWT Hx7UAPhZf4Lr6fmfSB6/DVSR26FRXEdwPyIAITwGiPiPd3/TLnrAtybn8uPmPIfI487J dnlmT5/UXzZ0tt6faDcbgjiG6c6TBL74A/DwalMJd385BfVw7Y0/7vOvPEboV3Sgl/Z hzXtCp50Pyu1JPEawOhgvdJy5ZbzMuCOBBio9+LIaLuWmLwv/xSHNFHqVmZV2EOKQ8h5 XSUqZwllS2Tq/z7o5/LtQ1grh00q7awwldTF4YpFnWwJjy25MgmaNz+EzCPa236vrsO QHng==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=**1e100.net**; s=20230601; t=1761679693; x=1762284493; h=cc:to:subject:message-id:date:from:in-reply-to:references :mime-version:x-gm-message-state:from:to:cc:subject:date:message-id :reply-to; bh=Mkwuakzy6oSEJnC4CueRRZuQ8oz5DOR1J464zGmBumg=; b=eMGCvDns1rNdMqEMkK87WAnO57jBzkuYUgeJ77lw8INv3URnFVf6pUgzcqyGTyDMoI JwU3Vt4W+sc6Q+Qvu1uER9goS/FznPJZGA7A1V6seZDAYJ9zCuBCUz1QsB5aLzJxYmVp mkeOwE1fmKwx1/i3vNYLpZiAp1Ub3pkK7JTKiR+E3CwspLomH3oUHZf18GfW8I/61axX kA3S12T1YoZ14/FHD0M1RaZOTPBx0Eqe3HF7UENMRLin5GVuBKE3Lx5g8YQsfiuqcl1 AXNhUe4LjSyrUrFQbvFH1ES45F4S5GLLooK8nXty7yBId7z1GRV37JfnEOeHQ8RU+X/LU S+bQ==
X-Forwarded-Encrypted: i=1; AJvYcCXctAUGj/S8f0SEtCXDBhVeoVAcfq03Igy8MkxX RT7Dxu/**ZIPayELBLfW01EmeYMWJ9sWHY@cnn.com**
X-Gm-Message-State: A0Ju0YyrtFJ4oxuCIXfdKLoxYWhRXJ6hvAm3tCEegTgi4Pa+0FvuBQ 0Vx fZrjmtA9LrYjP/Jf+ZLSvMMtDx++I+gDgousenDFC1ZqlBhXVBMVomvtIreyIiNtcaeYHyX tkcOXj1SHJFQtZKHEiocEX6nuMFWBeEw=
X-Gm-Gg: ASBgnculm3PXzYyDhwHiK3e1kaC1PoweIlwy6UU/SqxwXF12lFEPfEou15bTqtFipKL 4pNVBBYnWSDEUYPiJVNvn04dajcSyzk8t3pQ8ZL8mDtSDKH6vgSWfG9pMLwTnphd4sugsszwwkSIV 7/jz2pWP03Hkf4qcJ9Plz1PuznCtur+02ECwHM7d/J/zmxd0mkUAYXlBlEps+5Xcb8hx1g554Ct JEACIbz7pJe9C1rH4kwf2hTtzfj+gMCQQ4c+9UtrbtPQndmCyuaGK1f3ik5a8TKNQ==
X-Google-Smtp-Source: AGHT+IF9KRz0+GpLvF7mkoaByqj3DnL40GR8ChqYRrRup3oICurvJJ0Q0ISWABjMz/nQ0w/

3WYAOpmFARe2tIKqrlsg=
X-Received: by 2002:a17:90b:384f:b0:330:6ce2:18d5 with SMTP id
98e67ed59e1d1-3403a28ef8fmr97270a91.6.1761679692012; Tue, 28 Oct 2025
12:28:12 -0700 (PDT)
MIME-Version: 1.0
References: <CAL9ptj=QJar4zXdZ3ifr_ss_wB6HCYnUv4arwAo0uW9fq-NAuw@mail.gmail.com>
<BN7PR03MB3796859D355478E75F1E2CEAB7F1A@BN7PR03MB3796.
nampprd03.prod.outlook.com>
<CAFj9TqrU-z0=TOcdY+4k7hVMqACJdPX25iPKyRfAgdjJquU9bQ@mail.gmail.com>
<CAFj9TqGGA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzLBG_A@mail.gmail.com>
In-Reply-To: <CAFj9TqGGA12ok92M=qAKnmbnHH6=+Ak7kSP-R0=zP9XMzLBG_A@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Tue, 28 Oct 2025 15:27:53 -0400
X-Gm-Features: AwwQ_bnpHHXG3huW81csECyEaWZvj-5qhb19s1uhcNrBCH83UF5Ey5LyaXR8
Message-ID: <CAFj9Tqo3+bPi6DWpfhnTr1wkY1CqqCA2JGij1tMmgcwCMfHf-g@mail.gmail.com>
Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm
To: Melanie.Griffin@myfloridalicense.com,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

[Quoted text hidden]

,
Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>,
kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com,
Office Support YMS <info@yourmanagementservices.com>,
Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com,
Blaire Lapides <bjlapides@bellsouth.net>

Content-Type: multipart/mixed; boundary="000000000000403eac06423d0421"
Return-Path: sem2000s@gmail.com
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: 0eb48825-e871-4459-bc72-d0ecd68f1f39:0
X-MS-PublicTrafficType: Email
X-MS-TrafficTypeDiagnostic: BN3PEPF0000B370:EE_|DS7PR07MB7542:EE_
X-MS-Office365-Filtering-Correlation-Id: d2512eb8-94a0-4326-6554-08de165823a9
X-MS-Exchange-AuthSource: SA|SL
X-Microsoft-Antispam:

BCL:0;ARA:13230040|12012899012|7093399015|69100299015|921020|4053099003|
8096899003|4076899003|4042299003|13003099007;
X-Microsoft-Antispam-Message-Info:

=?us-ascii?Q?hC4hVsxuORGJLzWYlTRmepvC5lDy3jMJQ89SS45qK6Am1T03hYFCi4SUIzcs?=
=?us-ascii?Q?CbYipJ2DI7K5FVhRpXyCgclstNqOmQrLNT1ju3BmhVDnUtSMLUucPKMP1u?=
=?us-ascii?Q?00j10Xhb8s3mH18S8yk+vvLb1paFYdNUOtdF8E4Hvh3JYXE3dSuk2Hlmp8Q5?=
=?us-ascii?Q?EcJXx0LrHL3Ne4XVUPDs8K+QjvPrW5Q2OQVtWm1U0SFrjJ52t1DD250SyJgi?=
=?us-ascii?Q?9KkpT8H0L1U9iBkvwEnENUd2JQW+m05w3lRr-TNPMvnGA698mi2yE1rSILycj?=
=?us-ascii?Q?V+9N4f1qBvZ1XsUUDKvE8BnN7qMY7BsaInRX40c6wSLBoD9m1qkP3/6agSgz?=
=?us-ascii?Q?ZPvdUbFIQb2PB5uWQ+X4PaTi4jnn0dg1xp34YH7EP17jBbw6ne9h4vw0uFR?=
=?us-ascii?Q?fjGviTiNmINNO/+sFmw2Clrxw2wDDxwCPW9c5H+K14Hc2HxG1oCmCWm/i0p?=
=?us-ascii?Q?ewQxyYQTrY1YnbNd1Mu/W6xJzIztdliE/mL+8Lu2FRmXN2ueCWAwwn/mdco?=
=?us-ascii?Q?7Huo6TDRbyufybfDFlygZpXW5FRqjN8KuU68hrcfcNv1M5jwhM2d1j0sA?=
=?us-ascii?Q?B3D/YDWU9s/5w/VJoX1hzf1hVdWlpwdbOHTBuRN/FNz/h+HYhIV6SW/e46E?=
=?us-ascii?Q?6l/p+AKA/yq2psEGwQ5G6TsC7oNwdDy57MSehc2xGUS2LWqeSGZarWw3vKM?=
=?us-ascii?Q?XXrWUI0zEvrIVNLIb5Ww2u12Zc3C/Ma6e4zMbiYhs/0VD9RtMvmB/gSUBz7f?=
=?us-ascii?Q?zhWiktX/TVvn0d31fgg3jrHW7wyqhucfPkJDD0ZUyzsPWa6LpcFkrIRLDy7v?=
=?us-ascii?Q?arZGohBzBeG2axwV1kvKuT9sjuISyhz5N3nMJBQMMKobTiHu3rQuYznK4HF?=
=?us-ascii?Q?TyxT/heYwC1DH50aFV6mSjmm8hman4wm81znYXMH3h1dIAN1I08Fk94ZLk?=
=?us-ascii?Q?51TtFfqmmIg9jFNLFBLYWm6GqFhpUHF80Le2uFZaNmCdPw3fSyAS+rW0/Ho?=
=?us-ascii?Q?IntTRx1Bqs1jqr+X84ZF+/4Zgz09ahhg465bIWCEuqu8M6/L7e8RMQNniGFx?=
=?us-ascii?Q?6rn7zd064vfzEJqZ/9hzH7M0mogOGX1+1H5UOTmjKbQw2C1w3Lzv7kEQMg6?=
=?us-ascii?Q?Jj0t4g/UKyYeadAS+wnwJ5x3fpBp5YX2AbR8mUPeua9ZUdoDDA1L8574Kk0?=
=?us-ascii?Q?YtU78n6h+QZgHxEfHu/UUY7heEXPHlpyxX7TY03kZDnp/xQL5W+0ipgdYFY4?=
=?us-ascii?Q?Ac+u5DlBg3JC5FWiYKCMsp+XuruQWV1S1ZZqV1i0Ve7w+Af+353A91bDkztJ?=
=?us-ascii?Q?MPtDyCarWadKnfccCnuDPLyvv6+BwnKsvvOFZ03n5mNguKV0H9Lgx9xOnAHeC?=
=?us-ascii?Q?4DtPUhPEgal3p0Q1cb3Wss/1Ra28I8xkqxFgqQ0LUZ1QnjohvVqhEsg90Y?=
=?us-ascii?Q?9DJIJf/kQhEq4dYKkC71JYK5UUGVnd3fZwjjeCDyTCU8tPwo18MksM5/EZ7e?=
=?us-ascii?Q?MWng3A/9GYd04xuxKj5iWVfBcHimi1wQWfWNP7VtrEzdQV5yJ+qOmzmArSri?=
=?us-ascii?Q?HU1C7eMnIdQ5FOqRf4AmSxsw4iCIW6HMBV1kasVG9r2Kx1QlKzpqZM84z4?=
=?us-ascii?Q?mINFfHesx8pwLDK3sI6e/K/1evofNor94Jq75XQnCkfl9YiIGNLTB8AavX9?=
=?us-ascii?Q?uky58RaY1DyVeTOcyTOBC4cP1WJ5KqDNch8NnuJzmTVJelbezdn6U0P70xkm?=
=?us-ascii?Q?e7R1NZhWdmu1baQpTBQVUzYEEYc909hxG6HczDS029trRCofjT7MHAPKHGUE5D?=
=?us-ascii?Q?tf+twf8AxsTjaeHUxJ0aTeeVoHSLM1vyTAAAFSSzKe8n6mQIkheEqqa1kQEJL?=
=?us-ascii?Q?cLCe0sunqn/01mED2wrYUPE7jVvtkgqToocSh1fCyFCJGn2eN6Kra4LwRh0?=
=?us-ascii?Q?XKR90PiJjxrtwxEVlyt8FUz8Fymzka5QagpWUjP/p+LLfdYhWRnRQ1uAd4Nc?=
=?us-ascii?Q?e7SkNv1/ZLkCvQXw0jQZnBCi1igx7H3V08YVN00xG62/HjA=3D?=
X-Forefront-Antispam-Report:

CIP:2607:f8b0:4864:20::102f;CTRY:en;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:mail-pj1-x102f.
google.com;PTR:mail-pj1-x102f.google.com;CAT:NONE;SFS:(13230040)(12012899012)(7093399015)
(69100299015)(921020)(4053099003)(8096899003)(4076899003)(4042299003)(13003099007);DIR:INB;
X-MS-Exchange-CrossTenant-OriginalArrivalTime: 28 Oct 2025 19:28:14.4070
(UTC)
X-MS-Exchange-CrossTenant-Network-Message-Id: d2512eb8-94a0-4326-6554-08de165823a9

Gmail - OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

EXTERNAL SENDER: Caution opening links or attachments



<https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-f:1846873503593647805&simpl=msg-f:1846873503593647805&simpl=msg-f:1847139688830643041&simpl...> 118/137

At the same time these Phase 4 fine-reduction efforts are underway, the Board is reportedly revising the Rules & Regulations without a recorded owner vote or statutory notice. This timing raises additional concerns that governance changes are being advanced in parallel with selective financial negotiations, potentially consolidating control while limiting owner participation.

2. Context – Historic Disparity

As detailed in **Exhibit V – Citation & Enforcement History (2007–2025)**:

Phase	Total Citations	Fine Exposure (2025)	Enforcement Character
1	14	≈ \$93 K	Low-impact routine citations; quietly closed
2	21	\$993 K – \$1.3 M	Continuous, escalating enforcement
3	6	≈ \$93 K	Sparse oversight
4	11	≈ \$93 K	Early heavy citations; leniency since 2021

Phase 2 accounts for more than **75 percent** of all penalties despite comparable structural conditions across the property. Any fine-reduction action limited to Phase 4 would deepen this imbalance

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

3. Oversight Questions Now Raised

- Was the Phase 4 fine-reduction process initiated transparently and applied under consistent standards?
- Since Phase 4 construction was prioritized first, when will all phases be given equal notice or opportunity to seek fine relief, especially Phase 2?
- Have any city officials, vendors, or Board-affiliated counsel participated in selective negotiations?

4. Requested Oversight Action

This development merits immediate review by the Florida Inspector General, DBPR, and City Commission of Plantation to confirm that enforcement and fine-reduction process is applied uniformly and without favoritism.

5. Supporting Reference Materials

- [Exhibit V – Citation & Enforcement History \(2007–2025\)](#)
- Board Agenda – October 28, 2025 (Board/Phase 4 Fine Reduction Item) -- Attached Below
- [Phase Fine](#) - Comparison Chart (2007–2025)
- Rules & Regulations - Authored by Blaire Lapides -- Attached Below
- New Window Prices - More Apparent Evidence of a Window Push on Owners -- Attached below

Shawn Martin, MBA
Whistleblower & Omega Villas Unit Owner & Board Director (elected with 40 Owner Votes in 2024)
www.HOAJusticeNow.com
✉ sem2000s@gmail.com

The evidence is forever — and this story is now in stone, waiting for accountability to surface however long it takes.

On Tue, Oct 28, 2025 at 1:07 AM Shawn Martin <sem2000s@gmail.com> wrote:

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of final accounting.** This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board's push for **Phase 4 lien forgiveness** and **Austro's extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

 [Aggregate View \(2006–2025\)](#)

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City “fine reduction/forgiveness” backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are t: Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-I3345jmc.jpg>

From: Betty Siskind <bettysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>

<image1.jpeg>

- 📁 **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

📣 **Omega Villas: 17 Years of Rogue Control and Regulatory Failure**

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.

www.HOAJusticeNow.com

Shawn Martin, MBA

Owner / Director & Whistleblower – Omega Villas Condominium Association

📎 **Attachments**

1. **Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
2. **Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
3. **Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
4. **Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

📁 **Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now**

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

1. [Patty confrontation video 1](#) 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!

<https://youtu.be/fjGIUeNPeCEE?si=swg4edaEftB9rG3D>

2. [Patty confrontation video 2](#) 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty

<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>

3. [Patty confrontation video 3](#) -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board

<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4
<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>
10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-iU?si=xA8_yrj0dyNkbEva
12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=>
13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed
17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelmsen2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day,

Diana Morgan, LCAM
Property Manager

From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; KCC C <kcchen.80@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Maritza Wilhelm <maritzawilhelmsen2000s@gmail.com>; Eric Richards <ericcrichards@gmail.com>; Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

3 attachments

 **Omega Villas 1st floor pricing sheet- Austro.pdf**
31K

 **Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf**
49K

 **Rules and Regulations-draft #6A.pdf**
302K

Mail Delivery Subsystem <MailerDaemon@jpmchase.com>

To: sem2000s@gmail.com

The original message was received at Tue, 28 Oct 2025 19:28:26 GMT
from vsin52p2800.svr.us.jpmchase.net [127.0.0.1]

----- The following addresses had permanent fatal errors -----
<investorrelations@jpmchase.com>
(reason: 550 5.0.0 <investorrelations@jpmchase.com>... User unknown)

----- Transcript of session follows -----
... while talking to vsin52p3107.nanw.jpmchase.net:
[Quoted text hidden]

Final-Recipient: RFC822; investorrelations@jpmchase.com
X-Actual-Recipient: rfc822; investorrelations@jpmchase.com
Action: failed
Status: 5.0.0
Remote-MTA: DNS; vsin52p3107.nanw.jpmchase.net
Diagnostic-Code: SMTP; 550 5.0.0 <investorrelations@jpmchase.com>... User unknown
Last-Attempt-Date: Tue, 28 Oct 2025 19:28:26 GMT

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, us: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, askus@sa17.state.fl.us, ACAP@floridabar.c 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.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, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewerrpress.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.antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@tru.media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, commmediarelations@onitygroup.com, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wtic.com, dianna_higgins@mgic.com, legal@compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, info@pogo.org, action@adu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapidés <bjlapides@bellsouth.net>
Bcc:

Date: Tue, 28 Oct 2025 15:27:53 -0400

Subject: Re: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm



Watchdog Addendum – October 28, 2025

Subject: Phase-4 Fine-Reduction Attempt & City Oversight Implications

Purpose of Addendum

This notice supplements the morning's Watchdog Update of October 28 and documents a new development suggesting selective fine-reduction efforts are underway for Phase 4 of Omega Villas. The information below is provided for independent verification.

1. New Development – Fine-Reduction Talks

Recent disclosures indicate that Board President **Patty Sabates** has initiated or scheduled discussions with the City of Plantation to reduce or waive certain fines affecting Phase 4 (agenda item iii – “Fine Reduction Hearing”).

No similar relief has been offered or discussed for Phase 2 owners, whose cumulative penalties now exceed \$1.3 million. These negotiations reportedly occurred without a recorded community vote or owner consultation, reinforcing concerns about selective treatment and non-transparent go

At the same time these Phase 4 fine-reduction efforts are underway, the Board is reportedly revising the Rules & Regulations without a recorded owner vote or statutory notice. This timing raises additional concerns that governance changes are being advanced in parallel with selective financial negotiations, potentially consolidating control while limiting owner participation.

2. Context – Historic Disparity

As detailed in **Exhibit V – Citation & Enforcement History (2007–2025)**:

Phase	Total Citations	Fine Exposure (2025)	Enforcement Character
1	14	≈ \$93 K	Low-impact routine citations; quietly closed
2	21	\$993 K – \$1.3 M	Continuous, escalating enforcement
3	6	≈ \$93 K	Sparse oversight
4	11	≈ \$93 K	Early heavy citations; leniency since 2021

Phase 2 accounts for more than **75 percent** of all penalties despite comparable structural conditions across the property. Any fine-reduction action limited to Phase 4 would deepen this imbalance

<https://hoajusticenow.com/exhibit-v-citation-and-enforcement-history-2007-2025/>

3. Oversight Questions Now Raised

- Was the Phase 4 fine-reduction process initiated transparently and applied under consistent standards?
- Since Phase 4 construction was prioritized first, when will all phases be given equal notice or opportunity to seek fine relief, especially Phase 2?
- Have any city officials, vendors, or Board-affiliated counsel participated in selective negotiations?

4. Requested Oversight Action

This development merits immediate review by the Florida Inspector General, DBPR, and City Commission of Plantation to confirm that enforcement and fine-reduction procedures are applied uniformly and without favoritism.

5. Supporting Reference Materials

- [Exhibit V – Citation & Enforcement History \(2007–2025\)](#)
- Board Agenda – October 28, 2025 (Board/Phase 4 Fine Reduction Item) -- Attached Below
- [Phase Fine - Comparison Chart \(2007–2025\)](#)
- Rules & Regulations - Authored by Blaire Lapides -- Attached Below
- New Window Prices - More Apparent Evidence of a Window Push on Owners -- Attached below

Shawn Martin, MBA
Whistleblower & Omega Villas Unit Owner & Board Director (elected with 40 Owner Votes in 2024)
www.HOAJusticeNow.com
 sem2000s@gmail.com

The evidence is forever — and this story is now in stone, waiting for accountability to surface however long it takes.

On Tue, Oct 28, 2025 at 1:07 AM Shawn Martin <sem2000s@gmail.com> wrote:

 Watchdog Alert – October 28, 2025 Board Meeting

Agenda Reveals Active Potential Cover-Up and Damage-Control Strategy

The October 28 Board agenda appears to stack items that sanitize records instead of fixing problems: **Phase 4 lien forgiveness, Austro contract extension, attorney-driven rule changes, and continued delay of fi**
This is paper compliance—while Phase 4 still shows history of potential concealed defects (see Unit 1737 fascia/water damage).

Key Red-Flag Items

- 1. **Phase 4 – 40-Year Certification Fine Reduction (City “forgiveness”)**
Possible Attempts to erase the paper trail despite current damage evidence. *Forgiveness ≠ remediation.*
- 2. **Austro Construction – Contract Extension**
Appears to be Rewarding a vendor amid open workmanship and oversight questions.
- 3. **Window Price Increase Narrative**
Sets groundwork for uneven costs and future assessments; confirms inconsistent pricing.
- 4. **Rules & Regulations via Counsel**
Likely aimed at chilling owner speech and formal complaints.
- 5. **Juda Eskew & Associates – Financials Still Withheld**
Appears to Block reconciliation of payments to vendors and counsel ahead of City actions.

How This Ties to Government / Oversight Failure

This agenda directly intersects with exhibits documenting **regulatory inaction, delayed enforcement, and obstructed transparency**:

- **Exhibit L – Communications Timeline with DBPR & State Agencies** – *Repeated non-enforcement despite notice.*
- **Exhibit V – Citation & Enforcement History** – *City citations and current effort to wipe them.*
- **Exhibit AA – Systemic Failures & RICO Prelude** – *Potential Vendor shielding and selective enforcement.*
- **Exhibit L2 – Hollander Retaliation & Process Abuse** – *Attorney-driven pressure alongside agency inertia.*

Why link now: The Board’s push for **Phase 4 lien forgiveness** and **Austro’s extension** is the endpoint your exhibits predicted—it appears to try to *cover the evidence, then sanitize the record.*

 **Aggregate View (2006–2025)**

Phase	Citations	Dominant Years	Dominant Type	Enforcement Character
Phase 1	14	2006–08 & 2021–24	Building Enforcement	Low-impact routine citations
Phase 2	21	2008 & 2021–25	Building Enforcement	High-intensity targeted enforcement
Phase 3	6	2007–25	Code Enforcement	Minimal oversight
Phase 4	11	2008–10 & 2021–24	Building Enforcement	Early violations closed quietly
Phase	Total Fines to Date (2025)		Notes	
Phase 1	\$93,000		Routine citations, no sustained enforcement follow-up	
Phase 2	\$993,000 – \$1.3 million		Continuous City enforcement, multiple active 40-Year recertification fines	
Phase 3	\$93,000		Occasional code or maintenance citations only	
Phase 4	\$93,000		Early unpermitted work, later closed quietly	

This means Phase 2 carries **over 75 % of the community’s total penalties**, even though violations were community-wide.



<https://hoajusticenow.com/home/exhibit-v-citation-and-enforcement-history-2007-2025/>

Immediate Actions for Owners & Oversight

- **Demand public release** of all City "fine reduction/forgiveness" backup before any vote.
- **Require independent engineering verification** that Phase 4 defects (e.g., Unit 1737 fascia/water intrusion) are corrected—not cosmetically hidden.
- **Insist on release of financials** before approving contract extensions or price changes.

Related Evidence (Cross-Phase Risk)

- **Watchdog Update – Oct 21 2025 (Is Phase 4 Fascia a Cover-Up??)** – Owner photos + email chain showing moisture damage concealed within 30 minutes; no engineer review before sealing. Austro & S&D are t: Management Services email below...

On Oct 23, 2025, at 12:05 PM, YMS Office Support <info@yourmanagementservices.com> wrote:

Good afternoon Betty,

It was a pleasure meeting with you, Dorin of Austro Construction and Maged of S&D Engineering yesterday to investigate your concerns.

The water test will be performed on Monday, October 27th between 10:30 am and 12:00 noon. Please advise if you will be available during those hours. I appreciate your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager
<Outlook-I3345jmc.jpg>

S

From: Betty Siskind <bettysiskind@att.net>
Sent: Tuesday, October 21, 2025 2:22 PM
To: YMS Office Support <info@yourmanagementservices.com>
Cc: Patty Sabates <psabates48@gmail.com>; Ed Trout <edtrout@mac.com>; Shawn Martin <sem2000s@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibrown@yahoo.com <Kaelanibrown@yahoo.com>; Elizabeth P <elizabeth.palen@hotmail.com>; Kareem Chen <kcchen.80@gmail.com>; BLAIRE J LAPIDES <bjlapides@bellsouth.net>
Subject: Re: Water damage, front right corner of unit, 1737, Phase 4

<image0.jpeg>
<image1.jpeg>

- 📁 **Video Evidence Archive: Patty's Leadership Record** – Linked videos attached below; because the evidence is forever, and the truth doesn't expire.

📢 **Omega Villas: 17 Years of Rogue Control and Regulatory Failure**

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.
Are these leaders stewards—or slumlords in suits?
The systems meant to protect homeowners have instead been weaponized against them.

— End of Alert —
HOA Justice Now | Watchdog Division
Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA
Owner / Director & Whistleblower – Omega Villas Condominium Association

📎 **Attachments**

- Attachment A:** Board Agenda – Oct 28 2025 (PDF) - attached below...
- Attachment B:** updated Rules & Regulations authored by Blaire Lapides — attached below...
- Attachment C:** Video Evidence – Patty's Leadership Record (MP4 / Links) — see below...
- Attachment D:** Exhibit Links Index (L, V, AA, W, L2) – web-pages with live URLs @ www.hoajusticenow.com

☐ **Permanent Tagline**

The evidence is forever. Any cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.

Attachment C:

📁 **Patty's Leadership in Action – 14 -Video Series + 3 Videos on Fines of \$1.3 Million Now**

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

- Patty confrontation video 1** 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!
<https://youtu.be/fjGIUeNPeCEE?si=swg4edaEftB9rG3D>
- Patty confrontation video 2** 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
- Patty confrontation video 3** -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fl9i>

4. [Patty confrontation video 4](#) 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. [Patty confrontation video 5](#) 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. [Patty confrontation video 6](#) 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!
7. [Patty confrontation video 7](#) 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.
<https://youtu.be/s3WETVSmZvQ?si=biTzhpkqcZjVgoE3>
8. [Patty confrontation video 8](#) 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)
https://youtu.be/0Yn9UNtg9Ag?si=WKAghBVTkPCga_T
9. [Patty confrontation video 9](#) 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4
<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>
10. [Patty confrontation video 10](#) 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
10. [Patty confrontation video 11](#) 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc
11. [Patty confrontation video 12](#) 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval https://youtu.be/HSeblbua-iU?si=xA8_yrj0dyNkbEva
12. [Patty confrontation video 13](#) 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=>
13. [Patty confrontation video 14](#) 4.2.24 BOD Mtg -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ
14. [Patty confrontation video 15](#) 10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s> 2008 Town Hall Meeting - City of Plantation Citations Discussed
17. https://www.youtube.com/watch?v=rY5_gWx9nLc 1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

 Watch playlist → [Resident of Omega Villas YouTube Channel](#)

----- Forwarded message -----

From: **YMS Office Support** <info@yourmanagementservices.com>

Date: Fri, Oct 24, 2025 at 10:23 AM

Subject: OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

To: Patty Sabates <psabates48@gmail.com>

CC: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelmsen2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>

Good morning Patty,

I am in receipt of the attached and the Agenda will be posted today. I appreciate your time.

Wishing you all peaceful day,

Diana Morgan, LCAM
Property Manager



From: Patty Sabates <psabates48@gmail.com>

Sent: Thursday, October 23, 2025 9:19 PM

To: Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, YMS Office Support <info@yourmanagementservices.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelmsen2000s@gmail.com>, Eric Richards <ericcrichards@gmail.com>, Patty Sabates <psabates48@gmail.com>

Subject: Agenda for BOD meeting for Tuesday October 28th @7pm

All:

Thank you to those that sent proposed agenda items for our upcoming BOD meeting.

Please find attached Tuesday's agenda and two agenda related attachments.

Eric:

Please post on the portal with agenda related attachments

Diana:

Please post on the mailboxes.

Thank You

3 attachments

-  Omega Villas 1st floor pricing sheet- Austro.pdf 31K
-  Omega Villas Condominium Association BOD Agenda for 10.28.2025.pdf 49K
-  Rules and Regulations-draft #6A.pdf 302K

Shawn Martin <sem2000s@gmail.com>

Wed, Oct 29, 2025 at 1:05 AM

To: Melanie.Griffin@myfloridalicense.com, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Matthew.Collier@myfloridalicense.com, OIG <oig@myfloridalicense.com>, Richard.Otway <Richard.Otway@myfloridalicense.com>, usafsl.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, askus@sa17.state.fl.us, 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, 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, msnbctinfo@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, jpmmh@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, legal@pnm.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@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@whistleblowraid.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, 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: Patty Sabates <psabates48@gmail.com>, Elizabeth.palen@hotmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, bettysiskind1971@gmail.com, Office Support YMS <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Kcchen.80@gmail.com, Blaire Lapidés <bjlapides@bellsouth.net>

 Watchdog Alert – October 29, 2025

Closed “Legal Committee” Session Raises Statutory and Procedural Concerns

Tomorrow, the Omega Villas Board will hold a **closed-door “legal committee” meeting** that management and counsel claim is confidential and that I, an elected director, am barred from attending.

Under **Florida Statute § 718.112(2)(c)3**, board or committee meetings may be closed **only** when:

- 1. The board is meeting **with the association’s attorney** for the purpose of receiving legal advice on **pending or proposed litigation**, and
- 2. The meeting notice and minutes clearly identify this statutory basis.

No such notice or written justification has been provided. Absent that showing, the exclusion of a sitting director appears inconsistent with both statutory governance and fiduciary duty.

Procedural Irregularities

- **No Recorded Board Vote on Arbitration Proceedings**
There is no record of a Board vote authorizing the association to initiate or fund the current arbitration matter. Without that authorization, the legitimacy of the filing and any expenditures associated with it are uncertain.
- **Use of Association Funds for Individual Legal Interests**
Owners deserve clarity on whether association funds are being used for **collective legal representation** or to advance the **personal legal defenses** of any officer. Transparent disclosure of invoices and retainer agreements is essential to confirm compliance with **F.S. 718.111(1)(a)** (fiduciary duty) and **718.111(12)** (official records).

- **Video Documentation in Progress**

The interaction preceding this meeting, including the exclusion of a director, was recorded. The video is currently uploading and **will be shared publicly once available** as part of the continuing evidentiary record.

Why This Matters

This development mirrors the continuing pattern of restricted access and selective transparency already documented in:

- [Exhibit L – DBPR & State Agency Communications Timeline](#)
- [Exhibit L2 – Hollander Retaliation & Process Abuse](#)
- [Exhibit AA – Systemic Failures / RICO Prelude](#)

Stakeholders—regulators, lenders, and investigators—should note that decisions affecting owners’ finances and legal exposure may be taking place **outside proper statutory process**.



Attachment A – Closed Meeting Notice

Adjournment

POSTED - OCTOBER 24, 2025

 Omega Villas: 17 Years of Rogue Control and Regulatory Failure

This community can no longer trust its Board or depend on Florida's DBPR to protect owners.

Are these leaders stewards—or slumlords in suits?

The systems meant to protect homeowners have instead been weaponized against them.

HOA Justice Now | Watchdog Division

Documenting truth. Defending homeowners. Exposing corruption.
www.HOAJusticeNow.com

Shawn Martin, MBA
Owner / Director & Whistleblower – Omega Villas Condominium Association

The evidence is forever. The cover-ups may fade, but the record will outlast them — waiting for accountability to surface, however long it takes.
[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Message not delivered

Your message couldn't be delivered to **legal@rushmorelm.com** because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:
550 5.7.1 Relaying denied

Final-Recipient: rfc822; legal@rushmorelm.com
Action: failed
Status: 5.7.1
Remote-MTA: dns; mxa-00219602.gslb.pphosted.com. (205.220.178.162, the server for the domain rushmorelm.com.)
Diagnostic-Code: smtp; 550 5.7.1 Relaying denied
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:52 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **askus@sa17.state.fl.us** because the domain **sa17.state.fl.us** couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:
DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; [askus@sa17.state.fl.us](#)
Action: failed
Status: 5.1.2
Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN
Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:52 -0700 (PDT)

noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **usafis.citizens@usdoj.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:
550 5.1.1 ... User Unknown

Final-Recipient: rfc822; [usafis.citizens@usdoj.gov](#)
Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-da6.usdoj.gov](#). (2607:f330:6000:1070::5, the server for the domain [usdoj.gov](#).)
Diagnostic-Code: smtp; 550 5.1.1 <[usafis.citizens@usdoj.gov](#)>... User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:52 -0700 (PDT)

noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

⚠️ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BY1PEPF0001AE1A.namprd04.prod.outlook.com 2025-10-29T05:05:52.307Z 08DE157F92237082]

Final-Recipient: rfc822; cnn.tips@cnn.com
Action: failed
Status: 5.4.1
Remote-MTA: dns; [cnn-com.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:c902::16, the server for the domain [cnn.com](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BY1PEPF0001AE1A.namprd04.prod.outlook.com 2025-10-29T05:05:52.307Z 08DE157F92237082]
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:52 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com
Action: failed
Status: 5.1.1
Remote-MTA: dns; [mx-a-003d5601.gslb.pphosted.com](https://aka.ms/EXOSmtpErrors). (205.220.173.9, the server for the domain [myfloridalegal.com](https://aka.ms/EXOSmtpErrors).)
Diagnostic-Code: smtp; 550 5.1.1 User Unknown
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:52 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:
[Quoted text hidden]

Final-Recipient: rfc822; citizenservices@myfloridalegal.com
Action: failed
Status: 5.4.1
Remote-MTA: dns: mx0003d5601.gslb.phosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)
Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:53 -0700 (PDT)

 noname
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM



Address not found

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:
The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>

Final-Recipient: rfc822; reporters@miamiherald.com
Action: failed
Status: 5.1.3
Diagnostic-Code: smtp; The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser>
Last-Attempt-Date: Tue, 28 Oct 2025 22:05:54 -0700 (PDT)

 noname
10K

Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Wed, Oct 29, 2025 at 1:05 AM

10/29/25, 9:09 PM

Gmail - OMEGA VILLAS - Agenda for BOD meeting for Tuesday October 28th @7pm

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>
To: eric@ericzausner.com

Wed, Oct 29, 2025 at 1:48 PM

FYI 10.28.25 Omega Villas Patty drama
[Quoted text hidden]