



Shawn Martin &lt;sem2000s@gmail.com&gt;

## Re: Follow up on damage 1733 Ph 2

17 messages

**o2btal@aol.com** <o2btal@aol.com>

Wed, Mar 12, 2025 at 4:42 PM

To: Patty Sabates &lt;psabates48@gmail.com&gt;

Cc: "bjlapides@bellsouth.net" &lt;bjlapides@bellsouth.net&gt;, Elizabeth P &lt;elizabeth.palen@hotmail.com&gt;, Miriam Tirado &lt;miriam71@comcast.net&gt;, Marjorie Thomas &lt;mcthom71@gmail.com&gt;, Maritza Wilhelm &lt;maritzawilhelm@yahoo.com&gt;, Shawn Martin &lt;sem2000s@gmail.com&gt;, Maude King-Bruce &lt;maudekbruce2@gmail.com&gt;, Office Support YMS &lt;info@yourmanagementservices.com&gt;, "larry@s-deng.com" &lt;larry@s-deng.com&gt;, Dorin Frai &lt;dfrai@yahoo.com&gt;

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Thanks,  
Jan

On Thursday, February 27, 2025 at 11:04:28 AM EST, Patty Sabates <psabates48@gmail.com> wrote:

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Patty Sabates Sent from my iPhone

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10/29/25, 8:33 PM

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Actually, a few of you are requesting issues to be reported through the Portal and only a FEW Board Members can see those issues. Whereas, the ENTIRE Board should be able to see those issues. Like, the entire Board was PROBABLY not notified that we had 8 or 9 Members elected. This is why especially with behavior patterns established (**1.5 years on video of established tactics, strategies, behavior patterns, calling the police on people, using the law firm to other resources, etc. etc. ect.**) that these situations appear to occur ongoing in this community that investigations are conducted! We should have received a notice that we met a quorum for this election rather than suspecting there was an issue similar to what we experienced last year. But, It is okay because now there are 4 complaints that have been processed or are being processed and I feel pretty confident that we will be hearing how the DBPR wants to handle these issues soon. If the complaints were found invalid, they wouldn't have made it through the investigation process (which 3 to 4 have now) they are at the final stage which is legal review. So, I am making sure the right eyes and desks see all this activity until we get a proper answer!

Everyone on this Board are volunteers, and Officers is just a title that is accountable to the Board at large, they don't have exclusive executive powers without Board Approval. And, Officers don't get to run around and handle Board Matters rogue or independently! The Florida laws have made this very clear in my opinion.

But, now since we requested an Election Monitor for a Fair Election (which you all are aware of) well I am guessing only the Officers or possibly Officers and friends. Anyways, the Board at large isn't aware that no Election was needed this year.

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Thu, Mar 13, 2025 at 12:53 PM

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"It Begins With YOU!"



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Suite 300  
Plantation, FL 33324Office (954) 624-2449  
Fax (954) 653-9173HOURS M-F  
8:30 A.M. - 4:30 P.M.[www.yourmanagementservices.com](http://www.yourmanagementservices.com)

For customer Service Complaints please forward your  
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Yes he notified me, thank you very much!

Sent from my T-Mobile 5G Device

----- Original message -----

From: Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>  
Date: 3/13/25 3:09 PM (GMT-05:00)  
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Hi, thanks for getting back with me. I did post each damage event on line as instructed by Patty but haven't heard any updates. Jan

On Wednesday, March 12, 2025 at 07:12:27 PM EDT, Elizabeth P <elizabeth.palen@hotmail.com> wrote:

Hi Jan,

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OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

**TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

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Kaelani Brown  
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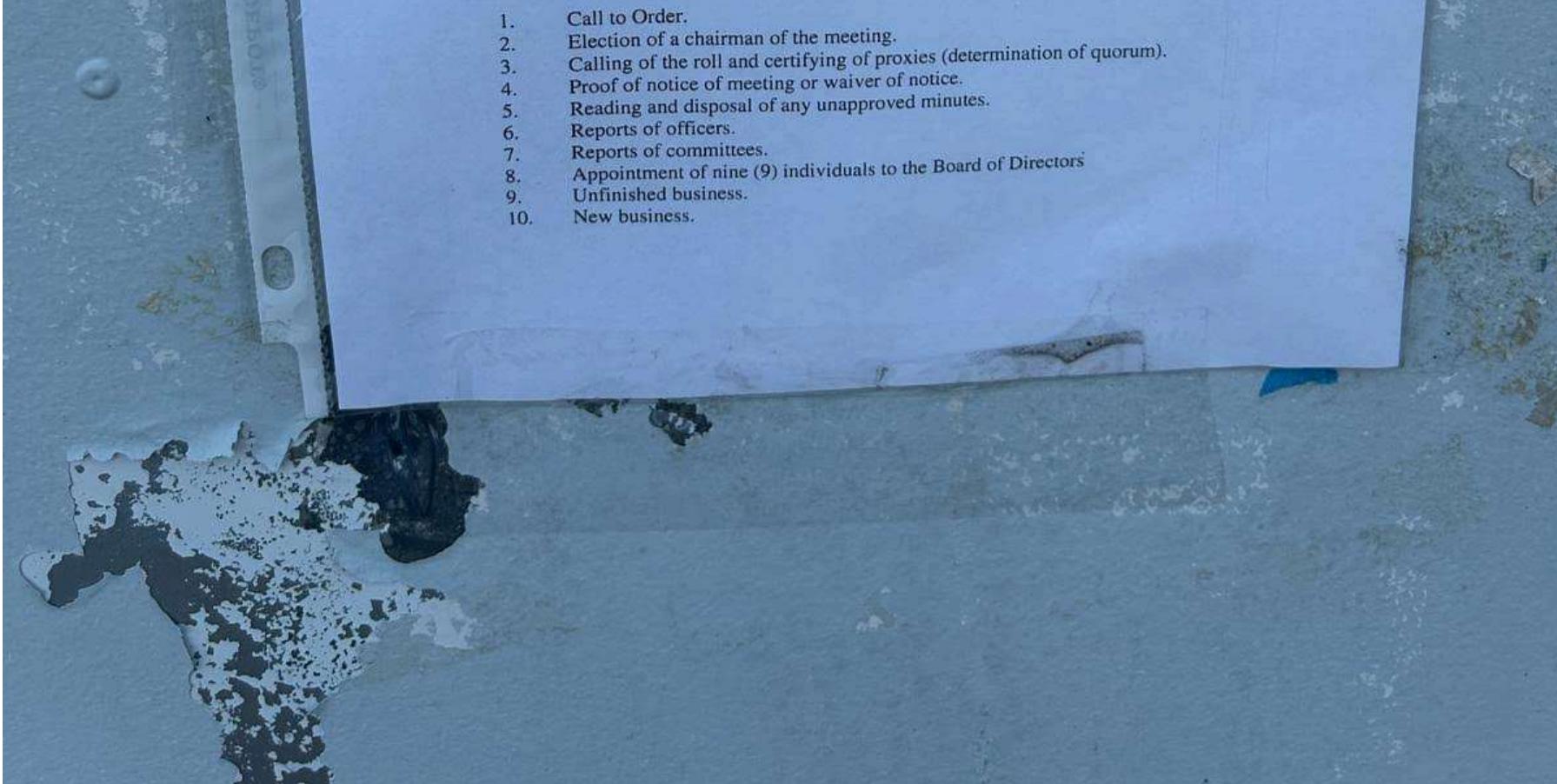
Dated: March 12, 2025

OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.  
a Florida corporation not-for-profit

By: YOUR Management Services  
On behalf of the Board of Directors  
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**AGENDA**



1. Call to Order.
2. Election of a chairman of the meeting.
3. Calling of the roll and certifying of proxies (determination of quorum).
4. Proof of notice of meeting or waiver of notice.
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Thu, Mar 13, 2025 at 8:09 PM

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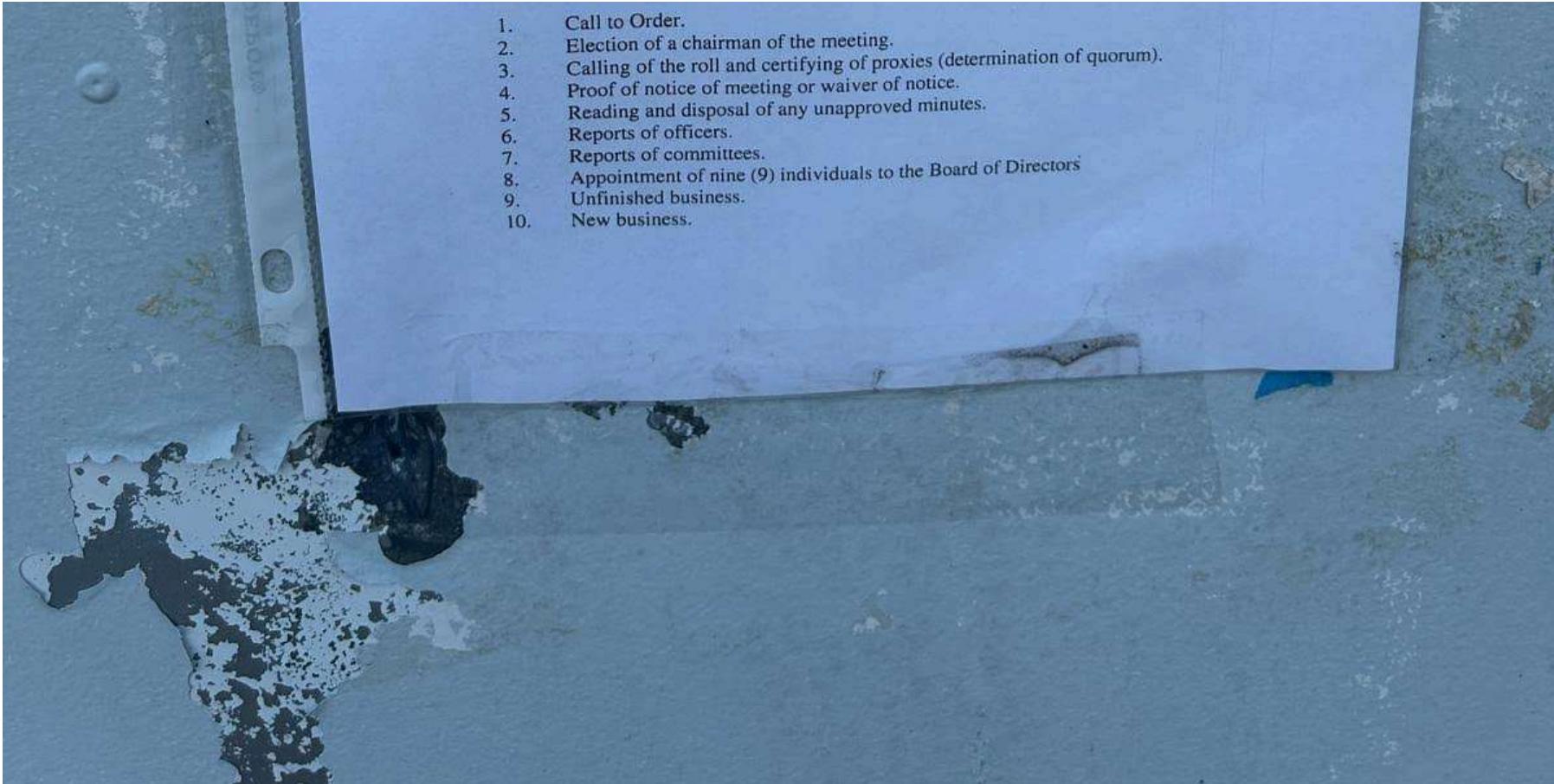
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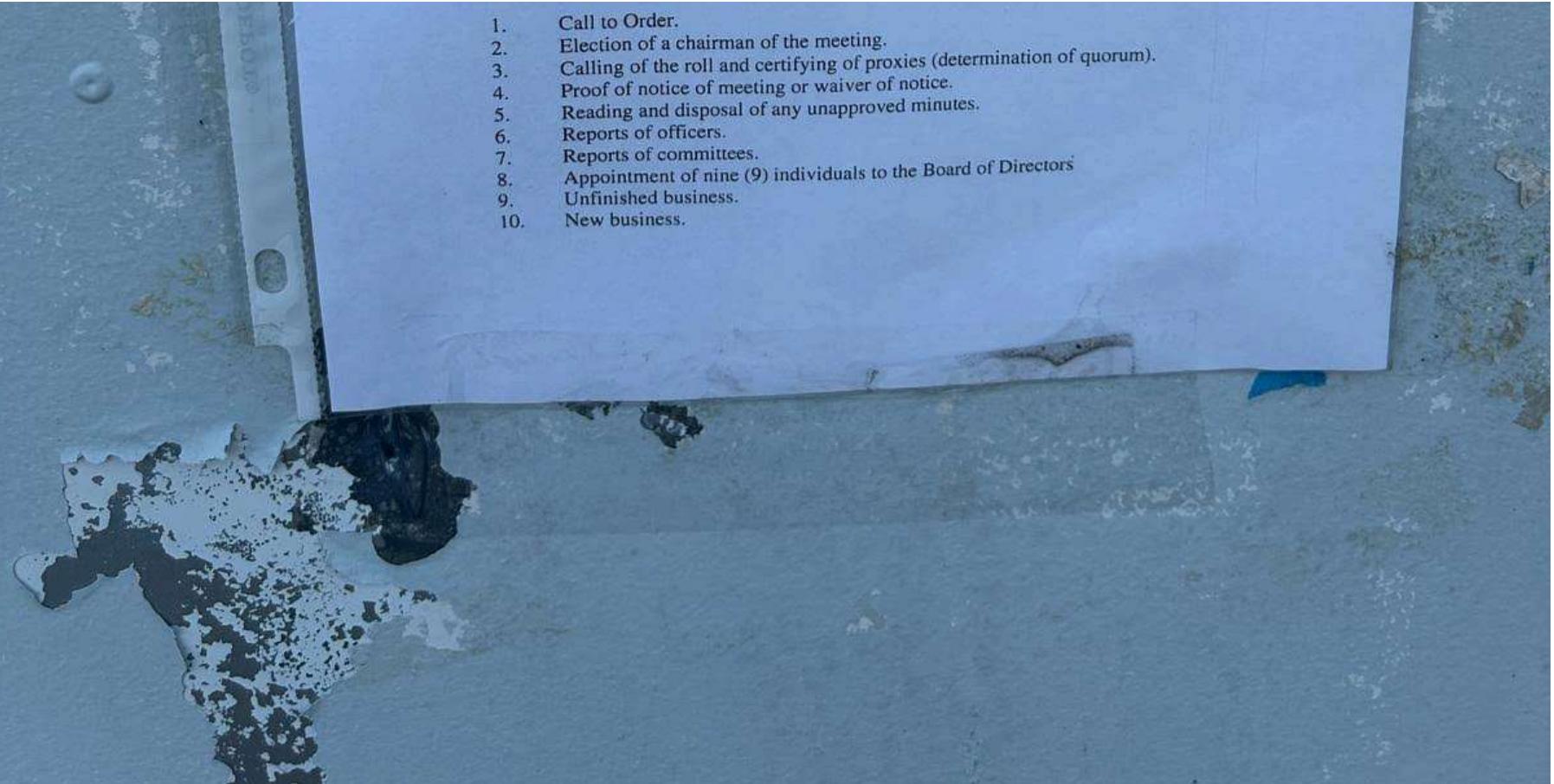
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On Thursday, February 27, 2025 at 11:04:28 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Jan

Legal did review the contract prior to it being authorized to be signed. You did not want to hear from the contractor when he responded. This board is guided by the subject matter experts. You have requested a legal interpretation and all questions of legal interpretations shall be responded by such as no board members are an attorney or PE representing this association. I am sorry you find it " pretty ridiculous" just trying to get you the info you requested. Thank You

Patty Sabates Sent from my iPhone

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Hi,

Happy to do so . . . but I do think this is pretty ridiculous since all owners should have a clear understanding of what the contract reads for work that we are paying for. Also, since the Board of Directors approved this contract on our behalf, I feel they should also have a clear understanding of what was signed on our behalf PRIOR to signing it. Why in the world would anyone approve and sign a contract without that . . . it's the Board's responsibility since they represent us. It's just part of due diligence for the Board and any attorney who reviewed it. Just sayin' . . .

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Following up on your inquiry. I have been advised that since you are requesting a legal interpretation of a part of the contract, that is a certified inquiry in the context of condominiums and the statute requires that you provide a written inquiry sent by a unit owner to their condominium association, Board of directors , via certified mail, which requires the board to provide a substantive response within 30 days under Florida Statute 718.112.

This request is for a unit owner to request information or clarification on a matter related to their condominium and legally compels the board to respond in a timely manner and discuss and decide what direction they want to go with engaging legal and engineer services.

Please send your certified inquiry to the attention of the BOD to : Your Management Services. Diana can confirm the mailing address to which Jan needs to mail the certified letter.

Diana, once you receive it, please forward to the board

Thank you

Patty Sabates Sent from my iPhone

**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Thu, Mar 20, 2025 at 9:00 PM

To: Elizabeth P <[Elizabeth.Palen@hotmail.com](mailto:Elizabeth.Palen@hotmail.com)>

Cc: "o2btal@aol.com" <[o2btal@aol.com](mailto:o2btal@aol.com)>, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>, "bjlapides@bellsouth.net" <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, Marjorie Thomas <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, Maritza Wilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, Office Support YMS <[info@yourmanagementservices.com](mailto:info@yourmanagementservices.com)>, "larry@s-deng.com" <[larry@s-deng.com](mailto:larry@s-deng.com)>, Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>, Richard Otway <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>, MTC Margaret Carpenter <[mcarpenter@sao17.state.fl.us](mailto:mcarpenter@sao17.state.fl.us)>, Connie Fossi <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>, "askcityhall@plantation.org" <[askcityhall@plantation.org](mailto:askcityhall@plantation.org)>, "ashley.moody@gmail.com" <[ashley.moody@gmail.com](mailto:ashley.moody@gmail.com)>, Tina Polsky <[POLSKY.TINA@flsenate.gov](mailto:POLSKY.TINA@flsenate.gov)>, "SHARIEF.BARBARA.WEB@flsenate.gov" <[SHARIEF.BARBARA.WEB@flsenate.gov](mailto:SHARIEF.BARBARA.WEB@flsenate.gov)>, Marie Woodson <[Marie.Woodson@flhouse.gov](mailto:Marie.Woodson@flhouse.gov)>, Christine Hunschofsky <[C.Hunschofsky@flhouse.gov](mailto:C.Hunschofsky@flhouse.gov)>, Lisa Dunkley <[Lisa.Dunkley@flhouse.gov](mailto:Lisa.Dunkley@flhouse.gov)>, Daryl Campbell <[Daryl.Campbell@flhouse.gov](mailto:Daryl.Campbell@flhouse.gov)>

I don't know how long it is going to take the investigators to get prosecutors assigned to each of the complaints that I have submitted but it appears 4 of these complaints will be sent to the DBPR General Counsel as described below in one of them that is just passing through final investigations. However, we are now 1 year into this project and I am aware the 7/1/24 laws just gave the State the authority to investigate and prosecute these HOA/COA matters.

~~given an opportunity to submit a written response to your complaint. Once the investigation is complete, the file will be forwarded to the Office of the General Counsel and assigned to a prosecutor for review.~~

The Department investigation and the evidence obtained during the investigation is confidential and remains confidential unless there is a finding of probable cause. A finding of probable cause is appropriate when there is enough evidence to believe that the subject of the complaint has committed a violation of applicable laws or rules. If the Department's Office of the General Counsel or the professional board reviewing this matter finds probable cause that the alleged violation(s) occurred, the file becomes public ten days later. If there is no finding of probable cause, the entire file remains confidential. Whether probable cause is found or not, you will be notified of the outcome.

However, as you can see from the attached Agenda, certain Board Members are pushing the below Agenda through approval as certain Board Members appear to ALL VOTE together to push these rules through the pipeline to enforce on OWNERS in this community. These are the latest concerning Rules & Regulations that ONLY certain Officers/Directors are pushing through & I think these are tied to the DBPR Complaint that I filed on the SLAPP SUIT laws. I suggested that the Bylaws be updated first and they decided to have the HOA law firm go ahead and conduct a legal review when they know we will have to do another one right after for the Bylaws. I have discussed the Bylaw/Covenants updates on video in the last few meetings. As you are aware in my complaints, I have noted that the Minutes should be compared to the videos as they may NOT be accurate.

**Omega Villas Condominium Association Inc.****Board of Directors Meeting****Tuesday, March 25, 2025****Immediately following the Annual meeting****7:30PM****Clubhouse**

**Several of the below red boxed items are under DBPR investigation. The Rules & Regs is concerning because NOT all OWNERS may agree with some of the Amendments the few Officers & Supporters made.**

Meeting Called to order.

1. Establish a quorum.
2. Review of minutes of the prior meeting
3. **Board updates:**
  1. Financial Review.
  2. Update on the final version of Rules & Regulation for the attorney's approval.
  3. Auditors' Draft for 2024 Financials.
  4. Follow up on proposed Association maintenance schedule spreadsheet provided to board for feedback.
  5. Popular Bank Line of credit period ending 8/30/2025. The Board to set meeting with accounting firm to discuss association loan conversion options from bank before that period.
  6. A certified letter received from a unit owner requesting a legal interpretation of the reinstallation of the existing window and doors from the construction contract.
4. **Management Updates:**
  1. Update on proposals for pool chemical feeder.
  2. Update of Phase 4 end unit sloping by Proscapes/Sprinkler adjustments.
  3. Update on termite tenting schedule for upcoming buildings and notifications.
  4. Update on violation letters sent to owners regarding unit overgrown backyard trees and foliage. Status of communication to non-compliant unit owners. Review proposals received.
  5. Review of bid/proposals for association trees received regarding tree trimming impeding on building roofs creating a construction challenge and/or surrounding completed buildings.
  6. Update on Phase 4-unit owners' entry and back yard lights reinstall and missing code compliance GFI outlets in order to close permit for 40-year certification.
  7. Update on landscaping required by city for phase 4 finger islands and perimeter fence areas and review bids received/ Tree and shrub options.
  8. Update on schedule of next buildings for roof/fence replacement received from Contractor.
5. **General Business:**
  1. Association Security Cameras.
  2. Placement of property fences and gates.
  3. Overgrown trees on Sunrise Blvd impeding on Phase 4 units.
6. Open forum.
7. Adjournment.

NOTE: they are trying to get Phase 4 (which was not first on the original schedule) wrapped up and finished with City of Plantation Fines paid off. This background is in several of the DBPR complaints but NOTE here is the discussion on these same fines (most in Phase 2) when they occurred back in 2008: <https://youtu.be/E3z60KLjtV8?si=Fa6jxdnHZm-2ccTl>

**And we are also aware that when our \$4.6 Million loan is exhausted that is all the money we have in place (plus or minus previous Special Assessment Balances to pre-payments on the Special Assessment Construction Loans) to pay for possibly \$6 to \$8 Million in total costs for the Fines to all the Construction Expenses.**

Further, It would greatly help this community that is going to be struggling with all these financial fees like (**termite tenting**) that could have waited till construction was completed next year (yet these same Officers/Directors decided to push it into the Annual Budget, so the minutes regarding this Termite tenting versus the videos of the meetings should be compared together during the investigations). As you can see, once these certain Officers/Supporters decide to push Rules to Agenda items forward the rest of the Board isn't aware until it is either conducted at a construction committee meeting to being sprung on us at a Board Meeting. The laws regarding the Agenda Items being posted have helped but I feel that I have been kept in the dark on most of the important issues that the certain Officers/Directors handle behind the scenes without possible full Board or majority Board approval as this is documented with supporting video footage.

Yet, the community may have to file lawsuit which there have been what 2 lawsuits filed in 2023-2025 plus direct settlements with the insurance company of possible negligent damages from leaky roofs to other issues discussed in the complaints that were filed. The Construction Company has been rushing to get these Roofs then Fences finished and we aren't sure that all the construction items coming up with issues in the construction committee meetings are being reviewed by the City of Plantation's Building Inspectors. We will defer to the prosecutor's review of these complaints which in my to other's personal opinions could maybe possibly be a RICO type situation, not sure given all the parties that have been involved in these matters. But, us concerned owners will await the State's final review so we can determine how/when to file lawsuits for our damages. So, any efforts that can be made to move these investigations (efficiently and thoroughly) forward will be appreciated! Our story has crossed the desks from internal affairs of the City of Plantation all the way up to the top of the Florida Government so our story dating back before 2008 may be the prime case study for why Florida HOA/COA are rising so dramatically in Florida, time will tell...

-Shawn Martin, MBA

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I mean doesn't it seem to be the same reason these same people are asking the Community to post their issues to the Community Website Portal because the rest of the Board of Directors isn't privy to those messages?? Wahlaaa again

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Yes, so for our Second Notice of the Annual Board Meeting to Elect Directors, we got this posted on our Mailboxes on Day 12 before the Election. And, our Board of Directors was given any information on this Board Matter before it was released to the community. I am not sure this violates any laws but it surely is questionable behavior to say the least! This is yet another example how information appears to be privy to the select few Officers or members and not to the rest of the Board of Directors. I think I have given hundreds of examples on this type of behavior, nothing new to say the least.

**SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERS OF  
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

\* Since there were only nine (9) eligible nominations submitted for the Board positions, the following candidates will serve on the board.

Kaelani Brown  
Maude Bruce  
Kareem Chen  
Blaire Lapidés  
Shawn Martin  
Elizabeth Palen  
Patricia Sabates  
Miriam Tirado  
Maritza Wilhelm

The undersigned has hereby certified that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail to each member of the Association at his or her respective address as same appears on the books of the Association.

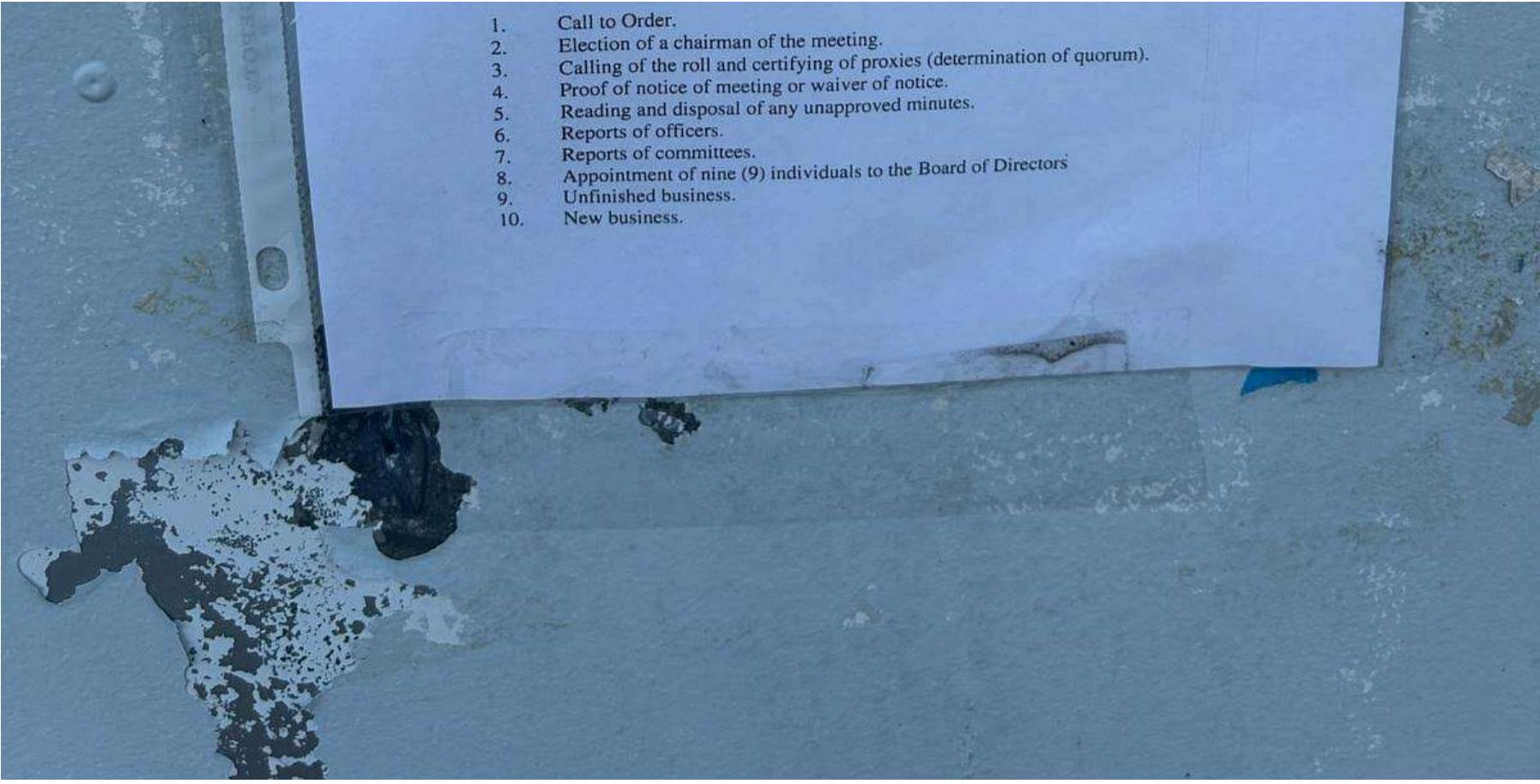
Dated: March 12, 2025

OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.  
a Florida corporation not-for-profit

By: YOUR Management Services  
On behalf of the Board of Directors  
Omega Villas Condominium Association, Inc.

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**AGENDA**



1. Call to Order.
2. Election of a chairman of the meeting.
3. Calling of the roll and certifying of proxies (determination of quorum).
4. Proof of notice of meeting or waiver of notice.
5. Reading and disposal of any unapproved minutes.
6. Reports of officers.
7. Reports of committees.
8. Appointment of nine (9) individuals to the Board of Directors.
9. Unfinished business.
10. New business.

On Wed, Mar 12, 2025 at 9:15 PM Shawn Martin <sem2000s@gmail.com> wrote:

Actually, a few of you are requesting issues to be reported through the Portal and only a FEW Board Members can see those issues. Whereas, the ENTIRE Board should be able see those issues. Like, the entire Board was PROBABLY not notified that we had 8 or 9 Members elected. This is why especially with behavior patterns established (**1.5 years on video of established tactics, strategies, behavior patterns, calling the police on people, using the law firm to other resources, etc. etc. ect.**) that these situations appear to occur ongoing in this community that investigations are conducted! We should have received a notice that we met a quorum for this election rather than suspecting there was an issue similar to what we experienced last year. But, It is okay because now there are 4 complaints that have been processed or are being processed and I feel pretty confident that we will be hearing how the DBPR wants to handle these issues soon. If the complaints were found invalid, they wouldn't have made it through the investigation process (which 3 to 4 have now) they are at the final stage which is legal review. So, I am making sure the right eyes and desks see all this activity until we get a proper answer!

Everyone on this Board are volunteers, and Officers is just a title that is accountable to the Board at large, they don't have exclusive executive powers without Board Approval. And, Officers don't get to run around and handle Board Matters rogue or independently! The Florida laws have made this very clear in my opinion.

But, now since we requested an Election Monitor for a Fair Election (which you all are aware of) well I am guessing only the Officers or possibly Officers and friends. Anyways, the Board at large isn't aware that no Election was needed this year.

On Wed, Mar 12, 2025 at 7:12 PM Elizabeth P <Elizabeth.Palen@hotmail.com> wrote:

Hi Jan,

We encourage all issues to be reported through the designated protocol on the website to ensure proper tracking by the management company and board. Please let me know if you have already reported your issue online and if you are familiar with this process, if not I am happy to help. Direct individual emails from unit owners may not be an effective or appropriate way to address issues. Imagine if every unit owner reached out individually with many of their issues, it would be hard to track and can get messy, this is why a formal reporting process is in place to try to keep us organized.

Regarding the election letter, my understanding is that only 8 or 9 individuals applied for the Board, so an election is not required.

Going forward, I look forward to receiving all concerns submitted through the portal, working with the management company to resolve your issues and maintaining polite and professional rapport.

Well wishes,  
Elizabeth

On Mar 12, 2025, at 4:42 PM, o2btal@aol.com wrote:

Hi, I just confirmed with my tenant that none of the interior repairs have been made to the unit. These were reported on Feb 6, Feb 11, and Feb 12. Per the contract, the contractor is required to commence repairs within 72 hours. This has now been over a month. Can I please get an update as to the schedule for these repairs to be made.

Thanks,  
Jan

On Thursday, February 27, 2025 at 11:04:28 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Jan

Legal did review the contract prior to it being authorized to be signed. You did not want to hear from the contractor when he responded. This board is guided by the subject matter experts. You have requested a legal interpretation and all questions of legal interpretations shall be responded by such as no board members are an attorney or PE representing this association. I am sorry you find it " pretty ridiculous" just trying to get you the info you requested  
Thank You

Patty Sabates Sent from my iPhone

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Diana, once you receive it, please forward to the board

Thank you

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**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

To: [pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov)

Fri, Mar 21, 2025 at 12:06 PM

Hi Jason,

When I copied the Distribution list over from the other email platform for my business, I think I copied from one that was from you, hence I inadvertently didn't include you on these emails. So, I wanted you to be able to see these emails as well. I am including the Board on these to try to slow them down until the State completes our investigation so these matters can be all investigated and if any parties are found guilty they can be removed from our Board. We have a mess here as you can see in a good location in Plantation/Fort Lauderdale Florida. These people in my opinion have ruined this living experience for most of us in this community! Anyways, refer to the email strings below.

Best,

-Shawn Martin

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

From: **Shawn Martin** <sem2000s@gmail.com>  
Date: Thu, Mar 20, 2025 at 9:00 PM  
Subject: Re: Follow up on damage 1733 Ph 2  
To: Elizabeth P <Elizabeth.Palen@hotmail.com>  
Cc: o2btal@aol.com <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, bjlapides@bellsouth.net <bjlapides@bellsouth.net>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, larry@s-deng.com <larry@s-deng.com>, Dorin Frai <dfrai@yahoo.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, askcityhall@plantation.org <askcityhall@plantation.org>, ashley.moody@gmail.com <ashley.moody@gmail.com>, Tina Polksky <POLSKY.TINA@flsenate.gov>, SHARIEF.BARBARA.WEB@flsenate.gov <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>

I don't know how long it is going to take the investigators to get prosecutors assigned to each of the complaints that I have submitted but it appears 4 of these complaints will be sent to the DBPR General Counsel as described below in one of them that is just passing through final investigations. However, we are now 1 year into this project and I am aware the 7/1/24 laws just gave the State the authority to investigate and prosecute these HOA/COA matters.

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Meeting Called to order.

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OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

\* Since there were only nine (9) eligible nominations submitted for the Board positions, the following candidates will serve on the board.

Kaelani Brown  
Maude Bruce  
Kareem Chen  
Blaire Lapidés  
Shawn Martin  
Elizabeth Palen  
Patricia Sabates  
Miriam Tirado  
Maritza Wilhelm

The undersigned has hereby certified that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail to each member of the Association at his or her respective address as same appears on the books of the Association.

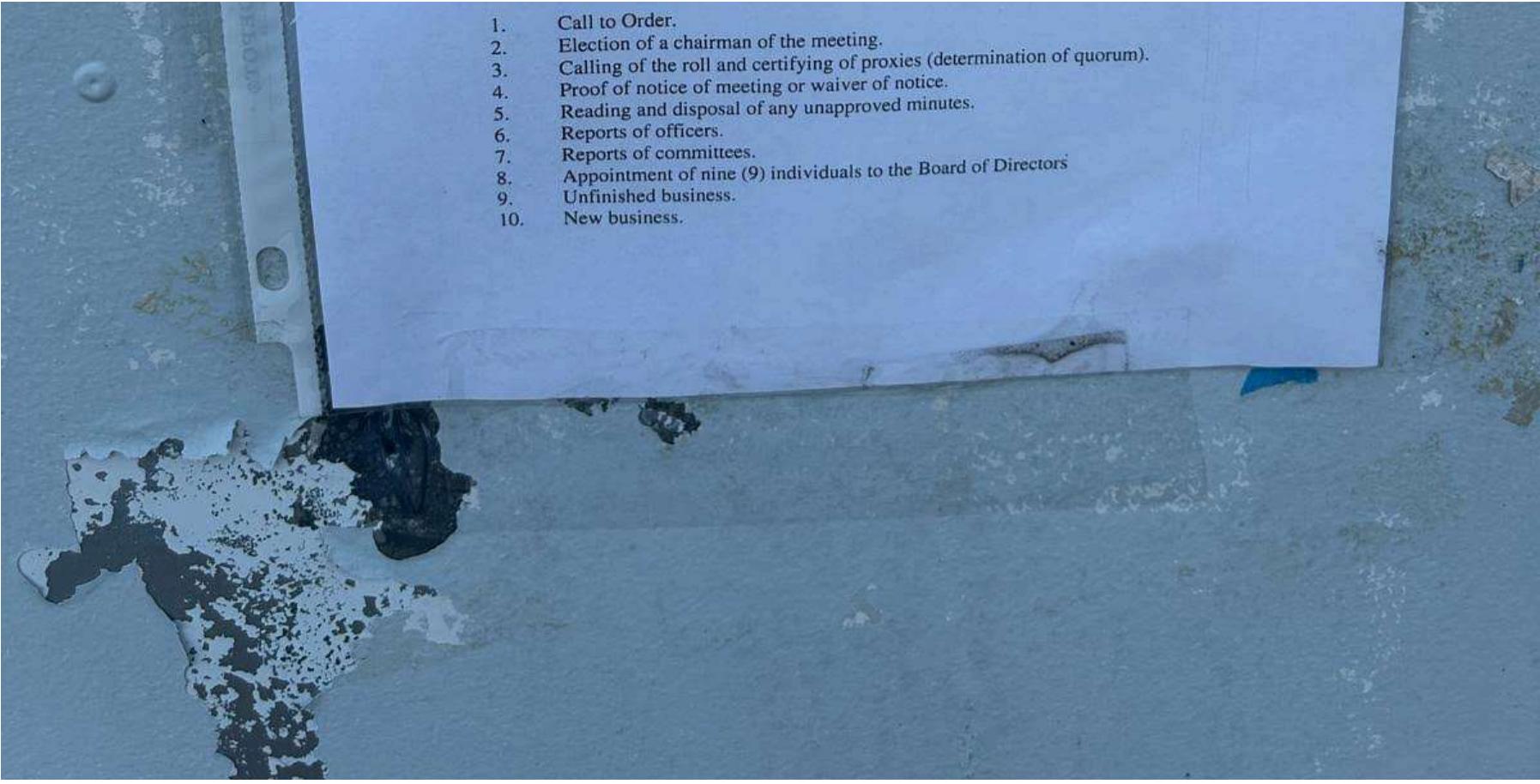
Dated: March 12, 2025

OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.  
a Florida corporation not-for-profit

By: YOUR Management Services  
On behalf of the Board of Directors  
Omega Villas Condominium Association, Inc.

---

**AGENDA**



1. Call to Order.
2. Election of a chairman of the meeting.
3. Calling of the roll and certifying of proxies (determination of quorum).
4. Proof of notice of meeting or waiver of notice.
5. Reading and disposal of any unapproved minutes.
6. Reports of officers.
7. Reports of committees.
8. Appointment of nine (9) individuals to the Board of Directors.
9. Unfinished business.
10. New business.

On Wed, Mar 12, 2025 at 9:15 PM Shawn Martin <sem2000s@gmail.com> wrote:

Actually, a few of you are requesting issues to be reported through the Portal and only a FEW Board Members can see those issues. Whereas, the ENTIRE Board should be able see those issues. Like, the entire Board was PROBABLY not notified that we had 8 or 9 Members elected. This is why especially with behavior patterns established (**1.5 years on video of established tactics, strategies, behavior patterns, calling the police on people, using the law firm to other resources, etc. etc. ect.**) that these situations appear to occur ongoing in this community that investigations are conducted! We should have received a notice that we met a quorum for this election rather than suspecting there was an issue similar to what we experienced last year. But, It is okay because now there are 4 complaints that have been processed or are being processed and I feel pretty confident that we will be hearing how the DBPR wants to handle these issues soon. If the complaints were found invalid, they wouldn't have made it through the investigation process (which 3 to 4 have now) they are at the final stage which is legal review. So, I am making sure the right eyes and desks see all this activity until we get a proper answer!

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We encourage all issues to be reported through the designated protocol on the website to ensure proper tracking by the management company and board. Please let me know if you have already reported your issue online and if you are familiar with this process, if not I am happy to help. Direct individual emails from unit owners may not be an effective or appropriate way to address issues. Imagine if every unit owner reached out individually with many of their issues, it would be hard to track and can get messy, this is why a formal reporting process is in place to try to keep us organized.

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Going forward, I look forward to receiving all concerns submitted through the portal, working with the management company to resolve your issues and maintaining polite and professional rapport.

Well wishes,  
Elizabeth

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Hi Jan

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This request is for a unit owner to request information or clarification on a matter related to their condominium and legally compels the board to respond in a timely manner and discuss and decide what direction they want to go with engaging legal and engineer services.

Please send your certified inquiry to the attention of the BOD to : Your Management Services. Diana can confirm the mailing address to which Jan needs to mail the certified letter.

Diana, once you receive it, please forward to the board

Thank you

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**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Fri, Mar 21, 2025 at 5:36 PM

To: Elizabeth P <[Elizabeth.Palen@hotmail.com](mailto:Elizabeth.Palen@hotmail.com)>

Cc: "o2btal@aol.com" <[o2btal@aol.com](mailto:o2btal@aol.com)>, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>, "bjlapides@bellsouth.net" <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, Marjorie Thomas <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, Maritza Wilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, Office Support YMS <[info@yourmanagementservices.com](mailto:info@yourmanagementservices.com)>, "larry@s-deng.com" <[larry@s-deng.com](mailto:larry@s-deng.com)>, Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>, Richard Otway <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>, MTC Margaret Carpenter <[mcarpenter@sao17.state.fl.us](mailto:mcarpenter@sao17.state.fl.us)>, Connie Fossi <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>, "askcityhall@plantation.org" <[askcityhall@plantation.org](mailto:askcityhall@plantation.org)>, "ashley.moody@gmail.com" <[ashley.moody@gmail.com](mailto:ashley.moody@gmail.com)>, Tina Polsky <[POLSKY.TINA@flsenate.gov](mailto:POLSKY.TINA@flsenate.gov)>, "SHARIEF.BARBARA.WEB@flsenate.gov" <[SHARIEF.BARBARA.WEB@flsenate.gov](mailto:SHARIEF.BARBARA.WEB@flsenate.gov)>, Marie Woodson <[Marie.Woodson@flhouse.gov](mailto:Marie.Woodson@flhouse.gov)>, Christine Hunschofsky <[C.Hunschofsky@flhouse.gov](mailto:C.Hunschofsky@flhouse.gov)>, Lisa Dunkley <[Lisa.Dunkley@flhouse.gov](mailto:Lisa.Dunkley@flhouse.gov)>, Daryl Campbell <[Daryl.Campbell@flhouse.gov](mailto:Daryl.Campbell@flhouse.gov)>, pizzo.jason@flsenate.gov

Oh, I have another bit of evidence to include for the Austro to Board related complaints. You see I just received the attached notice 2 to 3 weeks before they are to start construction on my roof. So, in my opinion, Patty the volunteer President here has kept the community in the dark on the Construction Schedule even from the very beginning but I kept all documentation and videos on these matters included most of the last year's events in the complaints with links to those respective videos. But, here is the final example I am providing of possibly retaliation against say the SLAPP SUIT whistleblowers' laws this is the schedule that was released in this meeting as the first construction Schedule which included the worst leaky roofs in the 4 subdivision complex here: <https://youtu.be/HcW-P3YZ7rc>

**(NOTE: refer to the attachments --- you can see the attached DRAFT construction schedule that we were given in the above 10.2023 YouTube Construction meeting - we have witnesses, emails, video footage that certain Officers changed these schedules to their preferences without notifying the community) Further, these are the last buildings on the construction schedule also one of the worst units on our property --- yet last in line thanks to Patty to her supporters and our service providers to contractors, in my opinion! I have provided supporting documentation to video footage of these changes in several of the DBPR complaints regarding these matters. All these combined actions have really stressed this already exhausted community out!**

Also, refer to the complaints against Sunrise Management & the Board for not repairing major leaks that appeared in my roof sometime on or around December 2023 which was after November 2023 permit inspection when Austro workers were on my roof and decided to stomp all over my roof so I knew they were up there -- my neighbor witnessed this too. This was after a July 2023 lawsuit settlement, yet they never made emergency repairs to my roof. When I hired my own contractors that kept fixing the leaks up until the last one was resolved around July 23, 2024 even after the 7/1/24 laws Sunrise per the Board's request harassed contractors on my roof. This information is all documented in those respective 100 to 200 page complaints with supporting Exhibits and video footage. So, there are two or three DBPR complaints that contain the referenced issues from emails, letters from the HOA law firm to discussions with my attorney Omid John which has mostly all been submitted in DBPR complaints. I guess some people think laws don't apply to them then you end up with situations like these in a community...

**Austro, Sunrise & Board Re My Leaking Roof to the Board appearing to prevent me from trying to stop the leaks since they wouldn't:**

<https://youtube.com/shorts/JiWgZnpWoQk> - (7/23/24 just after the new 7/1/24 laws - Jay & Mike from Sunrise & Dorin from Austro -- he had no authority to even be present!)

<https://youtu.be/BGImj1WF0MU>

<https://youtu.be/9rY96NNufGk> (Then confronting the Board -- Patty -- about this what I deem harassment! Notice the cop here as he appears to have been observing this ongoing type of behavior as well as I had many discussions with him.)

**Other Videos on this Type of Behavior (these have been submitted in the DBPR complaints as well):**

<https://youtu.be/cXN8LKJxwpU>

<https://youtu.be/s3WETVSmZvQ>

<https://youtu.be/0Yn9UNtg9Ag> (Should I have sued the City of Plantation PD for possibly violating my civil and property rights here?)

The group that I represent in this community has seen all this behavior. We just need the State to help us stop this potential misuse to mismanagement of our valuable resources, enough is enough! We pray the prosecutors assigned to these complaints can see the big picture of what we have been dealing with back to before 2008 when these characters got on this Board. It has not been a great experience and I also have supporting video footage to documentation from this time that was included partially in the DBPR complaints.

On Thu, Mar 20, 2025 at 9:00 PM Shawn Martin <sem2000s@gmail.com> wrote:

I don't know how long it is going to take the investigators to get prosecutors assigned to each of the complaints that I have submitted but it appears 4 of these complaints will be sent to the DBPR General Counsel as described below in one of them that is just passing through final investigations. However, we are now 1 year into this project and I am aware the 7/1/24 laws just gave the State the authority to investigate and prosecute these HOA/COA matters.

given an opportunity to submit a written response to your complaint. Once the investigation is complete, the file will be forwarded to the Office of the General Counsel and assigned to a prosecutor for review.

The Department investigation and the evidence obtained during the investigation is confidential and remains confidential unless there is a finding of probable cause. A finding of probable cause is appropriate when there is enough evidence to believe that the subject of the complaint has committed a violation of applicable laws or rules. If the Department's Office of the General Counsel or the professional board reviewing this matter finds probable cause that the alleged violation(s) occurred, the file becomes public ten days later. If there is no finding of probable cause, the entire file remains confidential. Whether probable cause is found or not, you will be notified of the outcome.

However, as you can see from the attached Agenda, certain Board Members are pushing the below Agenda through approval as certain Board Members appear to ALL VOTE together to push these rules through the pipeline to enforce on OWNERS in this community. These are the latest concerning Rules & Regulations that ONLY certain Officers/Directors are pushing through & I think these are tied to the DBPR Complaint that I filed on the SLAPP SUIT laws. I suggested that the Bylaws be updated first and they decided to have the HOA law firm go ahead and conduct a legal review when they know we will have to do another one right after for the Bylaws. I have discussed the Bylaw/Covenants updates on video in the last few meetings. As you are aware in my complaints, I have notated that the Minutes should be compared to the videos as they may NOT be accurate.

## Omega Villas Condominium Association Inc.

## Board of Directors Meeting

Tuesday, March 25, 2025

Immediately following the Annual meeting

7:30PM

Clubhouse

Several of the below red boxed items are under DBPR investigation. The Rules & Regs is concerning because NOT all OWNERS may agree with some of the Amendments the few Officers & Supporters made.

Meeting Called to order.

1. Establish a quorum.
2. Review of minutes of the prior meeting & Supporters made.
3. Board updates:
  1. Financial Review.
  2. Update on the final version of Rules & Regulation for the attorney's approval.
  3. Auditors' Draft for 2024 Financials.
  4. Follow up on proposed Association maintenance schedule spreadsheet provided to board for feedback.
  5. Popular Bank Line of credit period ending 8/30/2025. The Board to set meeting with accounting firm to discuss association loan conversion options from bank before that period.
  6. A certified letter received from a unit owner requesting a legal interpretation of the reinstallation of the existing window and doors from the construction contract.
4. Management Updates:
  1. Update on proposals for pool chemical feeder.
  2. Update of Phase 4 end unit sloping by Proscapes/Sprinkler adjustments.
  3. Update on termite tenting schedule for upcoming buildings and notifications.
  4. Update on violation letters sent to owners regarding unit overgrown backyard trees and foliage. Status of communication to non-compliant unit owners. Review proposals received.
  5. Review of bid/proposals for association trees received regarding tree trimming impeding on building roofs creating a construction challenge and/or surrounding completed buildings.
  6. Update on Phase 4-unit owners' entry and back yard lights reinstall and missing code compliance GFI outlets in order to close permit for 40-year certification.
  7. Update on landscaping required by city for phase 4 finger islands and perimeter fence areas and review bids received/ Tree and shrub options.
  8. Update on schedule of next buildings for roof /fence replacement received from Contractor.
5. General Business:
  1. Association Security Cameras.
  2. Placement of property fences and gates.
  3. Overgrown trees on Sunrise Blvd impeding on Phase 4 units.
6. Open forum.
7. Adjournment.

NOTE: they are trying to get Phase 4 (which was not first on the original schedule) wrapped up and finished with City of Plantation Fines paid off. This background is in several of the DBPR complaints but NOTE here is the discussion on these same fines (most in Phase 2) when they occurred back in 2008: <https://youtu.be/E3z60KLjtV8?si=Fa6jxdnHzm-2ccTl>

And we are also aware that when our \$4.6 Million loan is exhausted that is all the money we have in place (plus or minus previous Special Assessment Balances to pre-payments on the Special Assessment Construction Loans) to pay for possibly \$6 to \$8 Million in total costs for the Fines to all the Construction Expenses.

Further, It would greatly help this community that is going to be struggling with all these financial fees like (**termite tenting**) that could have waited till construction was completed next year (yet these same Officers/Directors decided to push it into the Annual Budget, so the minutes regarding this Termite tenting versus the videos of the meetings should be compared together during the investigations). As you can see, once these certain Officers/Supporters decide to push Rules to Agenda items forward the rest of the Board isn't aware until it is either conducted at a construction committee meeting to being sprung on us at a Board Meeting. The laws regarding the Agenda Items being posted have helped but I feel that I have been kept in the dark on most of the important issues that the certain Officers/Directors handle behind the scenes without possible full Board or majority Board approval as this is documented with supporting video footage.

Yet, the community may have to file lawsuit which there have been what 2 lawsuits filed in 2023-2025 plus direct settlements with the insurance company of possible negligent damages from leaky roofs to other issues discussed in the complaints that were filed. The Construction Company has been rushing to get these Roofs then Fences finished and we aren't sure that all the construction items coming up with issues in the construction committee meetings are being reviewed by the City of Plantation's Building Inspectors. We will defer to the prosecutor's review of these complaints which in my to other's personal opinions could maybe possibly be a RICO type situation, not sure given all the parties that have been involved in these matters. But, us concerned owners will await the State's final review so we can determine how/when to file lawsuits for our damages. So, any efforts that can be made to move these investigations (efficiently and thoroughly) forward will be appreciated! Our story has crossed the desks from internal affairs of the City of Plantation all the way up to the top of the Florida Government so our story dating back before 2008 may be the prime case study for why Florida HOA/COA are rising so dramatically in Florida, time will tell...

-Shawn Martin, MBA

On Thu, Mar 13, 2025 at 8:13 PM Shawn Martin <sem2000s@gmail.com> wrote:

I mean doesn't it seem to be the same reason these same people are asking the Community to post their issues to the Community Website Portal because the rest of the Board of Directors isn't privy to those messages?? Wahlaaa again

On Thu, Mar 13, 2025 at 8:09 PM Shawn Martin <sem2000s@gmail.com> wrote:

Yes, so for our Second Notice of the Annual Board Meeting to Elect Directors, we got this posted on our Mailboxes on Day 12 before the Election. And, our Board of Directors was given any information on this Board Matter before it was released to the community. I am not sure this violates any laws but it surely is questionable behavior to say the least! This is yet another example how information appears to be privy to the select few Officers or members and not to the rest of the Board of Directors. I think I have given hundreds of examples on this type of behavior, nothing new to say the least.

**SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERS OF  
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

**TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

\* Since there were only nine (9) eligible nominations submitted for the Board positions, the following candidates will serve on the board.

Kaelani Brown  
Maude Bruce  
Kareem Chen  
Blaire Lapides  
Shawn Martin  
Elizabeth Palen  
Patricia Sabates  
Miriam Tirado  
Maritza Wilhelm

The undersigned has hereby certified that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail to each member of the Association at his or her respective address as same appears on the books of the Association.

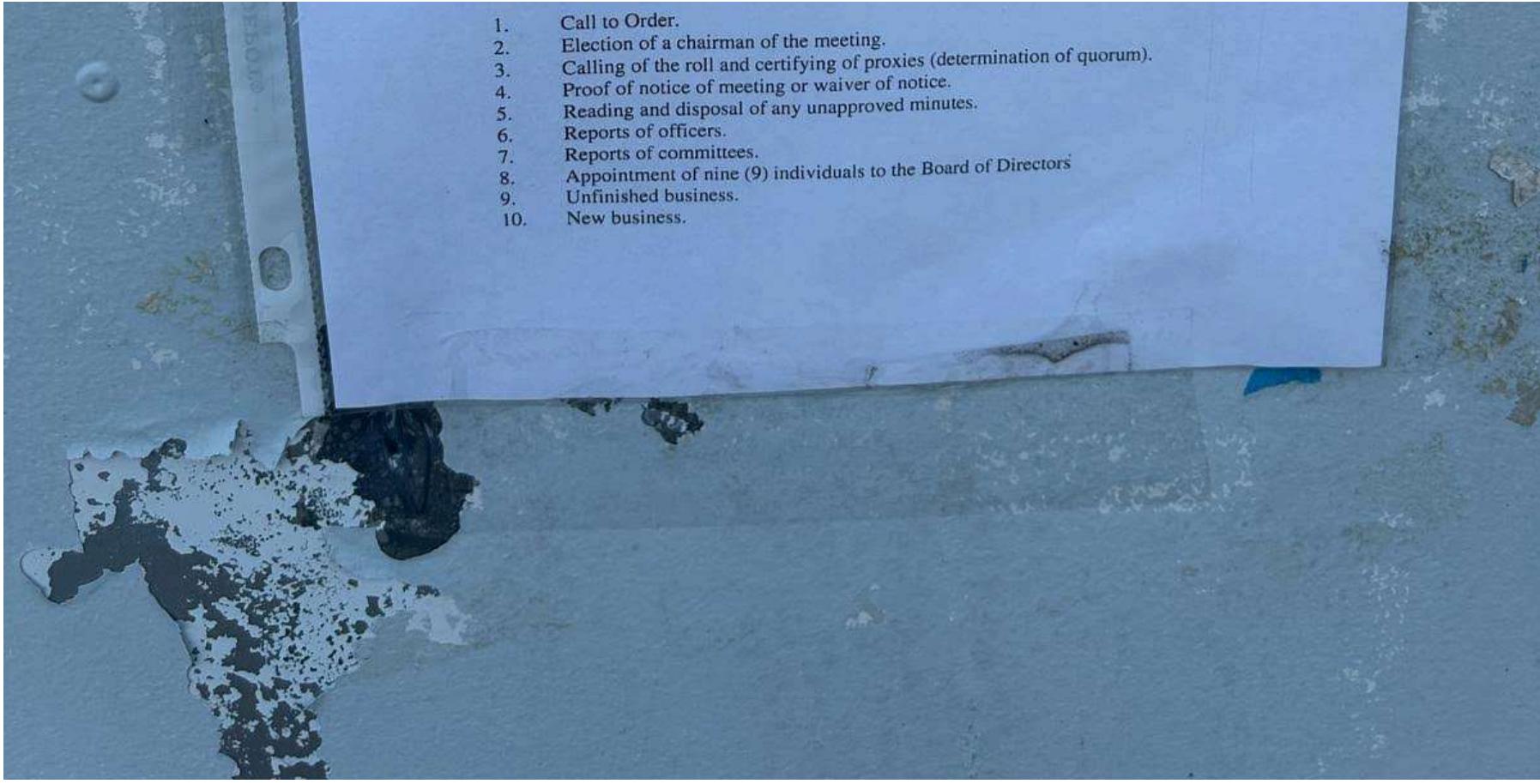
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a Florida corporation not-for-profit

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On behalf of the Board of Directors  
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Patty Sabates Sent from my iPhone

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#### 4 attachments

 [20231107\\_Omega Villas Condominium Association 40-Year Certificate.pdf](#)  
439K

 [20231109\\_Sconrise Property Management.pdf](#)  
155K

 [RE\\_\[EXTERNAL SENDER\] - Omega Villas 40 Year Recertification Discussion.pdf](#)  
194K

 [20250321\\_Construction Notice.pdf](#)  
402K

To: Elizabeth P <Elizabeth.Palen@hotmail.com>  
 Cc: "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, "larry@s-deng.com" <larry@s-deng.com>, Dorin Frai <dfrai@yahoo.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, pizzo.jason@flsenate.gov

So, we had a situation last night which is par for the course when dealing with these individuals. They no claim that I threatened violence against members of this community in my WhatsApp group. I have this confrontation by their new Vice President elected by who I call the rogue Board Members on video. They had someone "allegedly" send them messages from our WhatsApp group claiming I was bringing concealed weapons and apparently trying to what threaten someone. Well, I have 1.5 years of videos of my behavior and I have never threatened physical harm to anyone regardless of how many times my property or myself has been threatened in those meetings. Collect the evidence and report it sure. So, Elizabeth took the conversation out of context to try to insinuate that I was threatening violence in the Board Room, saying I was carrying a concealed weapon which appears to not be what the WhatsApp message even said. Further, if I do carry mace or even a gun to protect myself from all their threats of bodily harm which are ALL on video then according to Florida law, I have the right to do so. When you do review the 1.5 years of video footage, you will see how many times I was threatened with physical violence, not them.

I have many witnesses in my WhatsApp group that can attest to what was said and I can submit the evidence in court if it comes to this. However, again, my group and I are protected under these SLAPP suit laws yet we are facing all this misinformation and etc by these people trying to spin this on me. So, I will separately send additional information on this incidence because it needs to be included in the SLAPP Suit complaint evidence that I have thus far presented. I have uploaded the video and my WhatsApp Members are all informed and prepared to make statements if necessary. We hope all your investigations conclude quickly so our community can be done with this behavior once and for all.

On Fri, Mar 21, 2025 at 5:36 PM Shawn Martin <sem2000s@gmail.com> wrote:

Oh, I have another bit of evidence to include for the Austro to Board related complaints. You see I just received the attached notice 2 to 3 weeks before they are to start construction on my roof. So, in my opinion, Patty the volunteer President here has kept the community in the dark on the Construction Schedule even from the very beginning but I kept all documentation and videos on these matters included most of the last year's events in the complaints with links to those respective videos. But, here is the final example I am providing of possibly retaliation against say the SLAPP SUIT whistleblowers' laws this is the schedule that was released in this meeting as the first construction Schedule which included the worst leaky roofs in the 4 subdivision complex here: <https://youtu.be/HcW-P3YZ7rc>

**(NOTE: refer to the attachments --- you can see the attached DRAFT construction schedule that we were given in the above 10.2023 YouTube Construction meeting - we have witnesses, emails, video footage that certain Officers changed these schedules to their preferences without notifying the community) Further, these are the last buildings on the construction schedule also one of the worst units on our property --- yet last in line thanks to Patty to her supporters and our service providers to contractors, in my opinion! I have provided supporting documentation to video footage of these changes in several of the DBPR complaints regarding these matters. All these combined actions have really stressed this already exhausted community out!**

Also, refer to the complaints against Sunrise Management & the Board for not repairing major leaks that appeared in my roof sometime on or around December 2023 which was after November 2023 permit inspection when Austro workers were on my roof and decided to stomp all over my roof so I knew they were up there -- my neighbor witnessed this too. This was after a July 2023 lawsuit settlement, yet they never made emergency repairs to my roof. When I hired my own contractors that kept fixing the leaks up until the last one was resolved around July 23, 2024 even after the 7/1/24 laws Sunrise per the Board's request harassed contractors on my roof. This information is all documented in those respective 100 to 200 page complaints with supporting Exhibits and video footage. So, there are two or three DBPR complaints that contain the referenced issues from emails, letters from the HOA law firm to discussions with my attorney Omid John which has mostly all been submitted in DBPR complaints. I guess some people think laws don't apply to them then you end up with situations like these in a community...

**Austro, Sunrise & Board Re My Leaking Roof to the Board appearing to prevent me from trying to stop the leaks since they wouldn't:**

<https://youtube.com/shorts/JiWgZnpWoQk> - (7/23/24 just after the new 7/1/24 laws - Jay & Mike from Sunrise & Dorin from Austro -- he had no authority to even be present!)

<https://youtu.be/BGImj1WF0MU>

<https://youtu.be/9rY96NNufGk> [Then confronting the Board -- Patty -- about this what I deem harassment! Notice the cop here as he appears to have been observing this ongoing type of behavior as well as I had many discussions with him.]

**Other Videos on this Type of Behavior (these have been submitted in the DBPR complaints as well):**

<https://youtu.be/cXN8LKJxwpU>

<https://youtu.be/s3WETVSmZvQ>

<https://youtu.be/0Yn9UNtg9Ag> (Should I have sued the City of Plantation PD for possibly violating my civil and property rights here?)

The group that I represent in this community has seen all this behavior. We just need the State to help us stop this potential misuse to mismanagement of our valuable resources, enough is enough! We pray the prosecutors assigned to these complaints can see the big picture of what we have been dealing with back to before 2008 when these characters got on this Board. It has not been a great experience and I also have supporting video footage to documentation from this time that was included partially in the DBPR complaints.

On Thu, Mar 20, 2025 at 9:00 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

I don't know how long it is going to take the investigators to get prosecutors assigned to each of the complaints that I have submitted but it appears 4 of these complaints will be sent to the DBPR General Counsel as described below in one of them that is just passing through final investigations. However, we are now 1 year into this project and I am aware the 7/1/24 laws just gave the State the authority to investigate and prosecute these HOA/COA matters.

given an opportunity to submit a written response to your complaint. Once the investigation is complete, the file will be forwarded to the Office of the General Counsel and assigned to a prosecutor for review.

The Department investigation and the evidence obtained during the investigation is confidential and remains confidential unless there is a finding of probable cause. A finding of probable cause is appropriate when there is enough evidence to believe that the subject of the complaint has committed a violation of applicable laws or rules. If the Department's Office of the General Counsel or the professional board reviewing this matter finds probable cause that the alleged violation(s) occurred, the file becomes public ten days later. If there is no finding of probable cause, the entire file remains confidential. Whether probable cause is found or not, you will be notified of the outcome.

However, as you can see from the attached Agenda, certain Board Members are pushing the below Agenda through approval as certain Board Members appear to ALL VOTE together to push these rules through the pipeline to enforce on OWNERS in this community. These are the latest concerning Rules & Regulations that ONLY certain Officers/Directors are pushing through & I think these are tied to the DBPR Complaint that I filed on the SLAPP SUIT laws. I suggested that the Bylaws be updated first and they decided to have the HOA law firm go ahead and conduct a legal review when they know we will have to do another one right after for the Bylaws. I have discussed the Bylaw/Covenants updates on video in the last few meetings. As you are aware in my complaints, I have noted that the Minutes should be compared to the videos as they may NOT be accurate.

## Omega Villas Condominium Association Inc.

## Board of Directors Meeting

Tuesday, March 25, 2025

Immediately following the Annual meeting

7:30PM

Clubhouse

Several of the below red boxed items are under DBPR investigation. The Rules & Regs is concerning because NOT all OWNERS may agree with some of the Amendments the few Officers & Supporters made.

Meeting Called to order.

1. Establish a quorum.
2. Review of minutes of the prior meeting
3. **Board updates**
  1. Financial Review.
  2. Update on the final version of Rules & Regulation for the attorney's approval.
  3. Auditor's Draft for 2024 Financials.
  4. Follow up on proposed Association maintenance schedule spreadsheet provided to board for feedback.
  5. Popular Bank Line of credit period ending 8/30/2025. The Board to set meeting with accounting firm to discuss association loan conversion options from bank before that period.
  6. A certified letter received from a unit owner requesting a legal interpretation of the reinstallation of the existing window and doors from the construction contract.
4. **Management Updates:**
  1. Update on proposals for pool chemical feeder.
  2. Update of Phase 4 end unit sloping by Proscapes/Sprinkler adjustments.
  3. Update on termite tenting schedule for upcoming buildings and notifications.
  4. Update on violation letters sent to owners regarding unit overgrown backyard trees and foliage. Status of communication to non-compliant unit owners. Review proposals received.
  5. Review of bid/proposals for association trees received regarding tree trimming impeding on building roofs creating a construction challenge and/or surrounding completed buildings.
  6. Update on Phase 4-unit owners' entry and back yard lights reinstall and missing code compliance GFI outlets in order to close permit for 40-year certification.
  7. Update on landscaping required by city for phase 4 finger islands and perimeter fence areas and review bids received/ Tree and shrub options.
  8. Update on schedule of next buildings for roof /fence replacement received from Contractor.
5. **General Business**
  1. Association Security Cameras.
  2. Placement of property fences and gates.
  3. Overgrown trees on Sunrise Blvd impeding on Phase 4 units.
6. Open forum.
7. Adjournment.

NOTE: they are trying to get Phase 4 (which was not first on the original schedule) wrapped up and finished with City of Plantation Fines paid off. This background is in several of the DBPR complaints but NOTE here is the discussion on these same fines (most in Phase 2) when they occurred back in 2008: <https://youtu.be/E3z60KLjtV8?si=Fa6jxdnHZm-2ccTl>

And we are also aware that when our \$4.6 Million loan is exhausted that is all the money we have in place (plus or minus previous Special Assessment Balances to pre-payments on the Special Assessment Construction Loans) to pay for possibly \$6 to \$8 Million in total costs for the Fines to all the Construction Expenses.

Further, It would greatly help this community that is going to be struggling with all these financial fees like (**termite tenting**) that could have waited till construction was completed next year (yet these same Officers/Directors decided to push it into the Annual Budget, so the minutes regarding this Termite tenting versus the videos of the meetings should be compared together during the investigations). As you can see, once these certain Officers/Supporters decide to push Rules to Agenda items forward the rest of the Board isn't aware until it is either conducted at a construction committee meeting to being sprung on us at a Board Meeting. The laws regarding the Agenda Items being posted have helped but I feel that I have been kept in the dark on most of the important issues that the certain Officers/Directors handle behind the scenes without possible full Board or majority Board approval as this is documented with supporting video footage.

Yet, the community may have to file lawsuit which there have been what 2 lawsuits filed in 2023-2025 plus direct settlements with the insurance company of possible negligent damages from leaky roofs to other issues discussed in the complaints that were filed. The Construction Company has been rushing to get these Roofs then Fences finished and we aren't sure that all the construction items coming up with issues in the construction committee meetings are being reviewed by the City of Plantation's Building Inspectors. We will defer to the prosecutor's review of these complaints which in my to other's personal opinions could maybe possibly be a RICO type situation, not sure given all the parties that have been involved in these matters. But, us concerned owners will await the State's final review so we can determine how/when to file lawsuits for our damages. So, any efforts that can be made to move these investigations (efficiently and thoroughly) forward will be appreciated! Our story has crossed the desks from internal affairs of the City of Plantation all the way up to the top of the Florida Government so our story dating back before 2008 may be the prime case study for why Florida HOA/COA are rising so dramatically in Florida, time will tell...

-Shawn Martin, MBA

On Thu, Mar 13, 2025 at 8:13 PM Shawn Martin <sem2000s@gmail.com> wrote:

I mean doesn't it seem to be the same reason these same people are asking the Community to post their issues to the Community Website Portal because the rest of the Board of Directors isn't privy to those messages?? Wahlaaa again

On Thu, Mar 13, 2025 at 8:09 PM Shawn Martin <sem2000s@gmail.com> wrote:

Yes, so for our Second Notice of the Annual Board Meeting to Elect Directors, we got this posted on our Mailboxes on Day 12 before the Election. And, our Board of Directors was given any information on this Board Matter before it was released to the community. I am not sure this violates any laws but it surely is questionable behavior to say the least! This is yet another example how information appears to be privy to the select few Officers or members and not to the rest of the Board of Directors. I think I have given hundreds of examples on this type of behavior, nothing new to say the least.

**SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERS OF  
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

**TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

\* Since there were only nine (9) eligible nominations submitted for the Board positions, the following candidates will serve on the board.

Kaelani Brown  
Maude Bruce  
Kareem Chen  
Blaire Lapides  
Shawn Martin  
Elizabeth Palen  
Patricia Sabates  
Miriam Tirado  
Maritza Wilhelm

The undersigned has hereby certified that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail to each member of the Association at his or her respective address as same appears on the books of the Association.

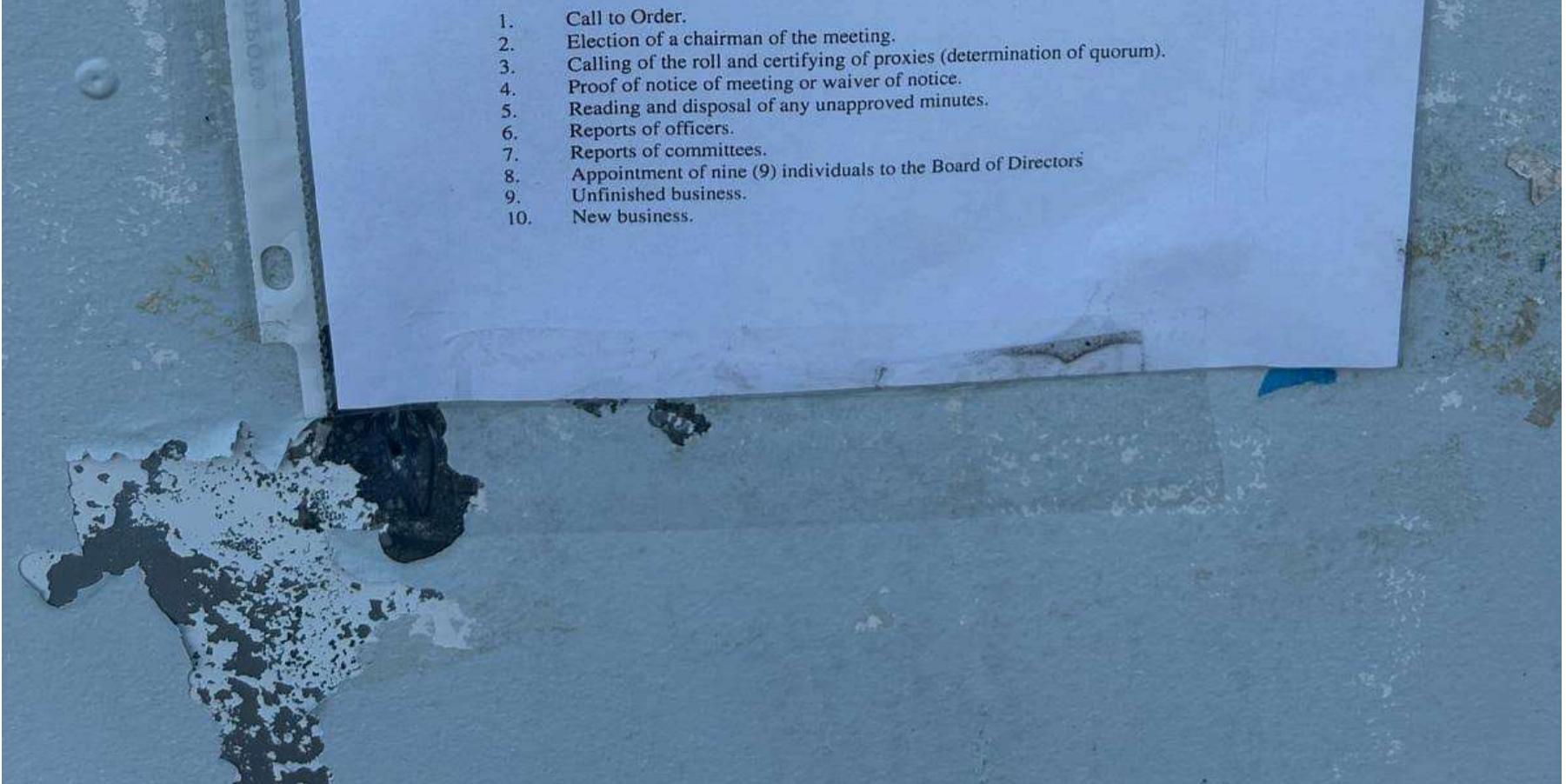
Dated: March 12, 2025

OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.  
a Florida corporation not-for-profit

By: YOUR Management Services  
On behalf of the Board of Directors  
Omega Villas Condominium Association, Inc.

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**AGENDA**



1. Call to Order.
2. Election of a chairman of the meeting.
3. Calling of the roll and certifying of proxies (determination of quorum).
4. Proof of notice of meeting or waiver of notice.
5. Reading and disposal of any unapproved minutes.
6. Reports of officers.
7. Reports of committees.
8. Appointment of nine (9) individuals to the Board of Directors.
9. Unfinished business.
10. New business.

On Wed, Mar 12, 2025 at 9:15 PM Shawn Martin <sem2000s@gmail.com> wrote:

Actually, a few of you are requesting issues to be reported through the Portal and only a FEW Board Members can see those issues. Whereas, the ENTIRE Board should be able see those issues. Like, the entire Board was PROBABLY not notified that we had 8 or 9 Members elected. This is why especially with behavior patterns established (**1.5 years on video of established tactics, strategies, behavior patterns, calling the police on people, using the law firm to other resources, etc. etc. ect.**) that these situations appear to occur ongoing in this community that investigations are conducted! We should have received a notice that we met a quorum for this election rather than suspecting there was an issue similar to what we experienced last year. But, It is okay because now there are 4 complaints that have been processed or are being processed and I feel pretty confident that we will be hearing how the DBPR wants to handle these issues soon. If the complaints were found invalid, they wouldn't have made it through the investigation process (which 3 to 4 have now they are at the final stage which is legal review. So, I am making sure the right eyes and desks see all this activity until we get a proper answer!

Everyone on this Board are volunteers, and Officers is just a title that is accountable to the Board at large, they don't have exclusive executive powers without Board Approval. And, Officers don't get to run around and handle Board Matters roguey or independently! The Florida laws have made this very clear in my opinion.

But, now since we requested an Election Monitor for a Fair Election (which you all are aware of) well I am guessing only the Officers or possibly Officers and friends. Anyways, the Board at large isn't aware that no Election was needed this year.

On Wed, Mar 12, 2025 at 7:12 PM Elizabeth P <Elizabeth.Palen@hotmail.com> wrote:

Hi Jan,

We encourage all issues to be reported through the designated protocol on the website to ensure proper tracking by the management company and board. Please let me know if you have already reported your issue online and if you are familiar with this process, if not I am happy to help. Direct individual emails from unit owners may not an be an effective or appropriate way to address issues. Imagine if every unit owner reached out individually with many of their issues, it would be hard to track and can get messy, this is why a formal reporting process is in place to try to keep us organized.

Regarding the election letter, my understanding is that only 8 or 9 individuals applied for the Board, so an election is not required.

Going forward, I look forward to receiving all concerns submitted through the portal, working with the management company to resolve your issues and maintaining polite and professional rapport.

Well wishes,  
Elizabeth

On Mar 12, 2025, at 4:42 PM, o2btal@aol.com wrote:

Hi, I just confirmed with my tenant that none of the interior repairs have been made to the unit. These were reported on Feb 6, Feb 11, and Feb 12. Per the contract, the contractor is required to commence repairs within 72 hours. This has now been over a month. Can I please get an update as to the schedule for these repairs to be made.

Thanks,  
Jan

On Thursday, February 27, 2025 at 11:04:28 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Jan

Legal did review the contract prior to it being authorized to be signed. You did not want to hear from the contractor when he responded. This board is guided by the subject matter experts. You have requested a legal interpretation and all questions of legal interpretations shall be responded to by such as no board members are an attorney or PE representing this association. I am sorry you find it " pretty ridiculous" just trying to get you the info you requested  
Thank You

Patty Sabates Sent from my iPhone

On Feb 27, 2025, at 10:00 AM, [o2btal@aol.com](mailto:o2btal@aol.com) wrote:

Hi,

Happy to do so . . . but I do think this is pretty ridiculous since all owners should have a clear understanding of what the contract reads for work that we are paying for. Also, since the Board of Directors approved this contract on our behalf, I feel they should also have a clear understanding of what was signed on our behalf PRIOR to signing it. Why in the world would anyone approve and sign a contract without that . . . it's the Board's responsibility since they represent us. It's just part of due diligence for the Board and any attorney who reviewed it. Just sayin' . . .

On Thursday, February 27, 2025 at 09:28:07 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Hi Jan

Following up on your inquiry. I have been advised that since you are requesting a legal interpretation of a part of the contract, that is a certified inquiry in the context of condominiums and the statute requires that you provide a written inquiry sent by a unit owner to their condominium association, Board of directors , via certified mail, which requires the board to provide a substantive response within 30 days under Florida Statute 718.112.

This request is for a unit owner to request information or clarification on a matter related to their condominium and legally compels the board to respond in a timely manner and discuss and decide what direction they want to go with engaging legal and engineer services.

Please send your certified inquiry to the attention of the BOD to : Your Management Services. Diana can confirm the mailing address to which Jan needs to mail the certified letter.

Diana, once you receive it, please forward to the board

Thank you

Patty Sabates Sent from my iPhone