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**Re: 2024048977 Omega Villas Condo Assn Inc.****Shawn Martin** <smartin@isccompany.net>

Tue, Apr 8, 2025 at 9:20 PM

To: "Otway, Richard" <richard.otway@myfloridalicense.com>, "MTC - Margaret Carpenter" <mcarpenter@sao17.state.fl.us>, "Connie Fossi (NBCUniversal)" <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, "polsky.tina@flsenate.gov" <polsky.tina@flsenate.gov>, "sharief.barbara.web@flsenate.gov" <sharief.barbara.web@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>

**Subject:** Follow-Up: Condominium Statutory Violations and DBPR Jurisdiction – Omega Villas Condominium Association

Dear Mr. Otway and All Copied Parties,

This is a formal follow-up to my recent communication regarding serious and ongoing misconduct by Board members of the Omega Villas Condominium Association. I was concerned to receive a suggestion that the Department of Business and Professional Regulation (DBPR) may not have jurisdiction over these issues.

To clarify: **Omega Villas is a Florida Condominium Association** governed under **Chapter 718, Florida Statutes** — not Chapter 720. Therefore, DBPR **does have jurisdiction** over many of the statutory violations detailed in my complaint and supporting evidence.

The issues raised include **clear and repeated violations of the following statutes:**

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## ◆ **Statutory Violations Under Chapter 718:**

- **F.S. §718.111(12):** Denial of access to official records.
- **F.S. §718.112(2)(c):** Improper notice and conduct of board meetings.
- **F.S. §718.1232:** Retaliation against owners for exercising protected rights (freedom of assembly, speech, petition).
- **F.S. §718.111(1)(a):** Failure of board members to fulfill fiduciary duties in good faith.
- **F.S. §718.303(3):** Improper imposition of penalties or suspensions without due process.

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## ◆ Supporting Evidence

I have submitted:

- A full **timeline (2008–2025)** showing escalating and organized misconduct.
- **Video evidence** of threats and defamatory statements made during board meetings (see [YouTube Evidence](#)).
- **WhatsApp message misuse**, selective enforcement examples, and retaliatory email chains.
- A record of **denied access to digital platforms (e.g., PayHOA)** even for duly elected board members.

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## ◆ Request for Clarification

Given these facts, I respectfully ask for the following:

1. **Confirmation that DBPR acknowledges its jurisdiction over statutory violations under Chapter 718**, particularly retaliation, obstruction of access to records, and board meeting violations.
2. **Written explanation** if any specific allegations in my complaint fall outside DBPR's enforcement authority, and direction to the appropriate regulatory or legal entity for those matters.
3. Confirmation that **my previously submitted exhibits and evidence have been reviewed**, and will be included in the investigative record.

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## ◆ Public Accountability

As this case affects not just our association but reflects broader concerns about accountability and enforcement under Florida law, I have copied relevant lawmakers and media. If DBPR is not the agency responsible for upholding these laws, that gap must be addressed at the legislative level.

I look forward to your timely response.

Respectfully,

**Shawn Martin, MBA**

Omega Villas Condominium Owner

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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