



Shawn Martin <sem2000s@gmail.com>

April 2025 BOD Agenda

2 messages

Patty Sabates <psabates48@gmail.com>

Fri, Apr 11, 2025 at 8:13 AM

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

All:

Thank You to those that sent proposed agenda items. Attached please see the agenda for Tuesdays April 15th BOD meeting. Carol Eskew has confirmed her attendance on Tuesday to review with the board the line of credit conversion bank options.

Please note the following:

1. Please make sure you have reviewed the Auditors draft provided to you last board meeting as this is time sensitive and the auditor needs the board to provide the approval to issue the final report.
2. Please ensure you have reviewed the proposed association maintenance schedule that I provided to you months ago to finalize for the management company.
3. Blaire will be sending you all today the final draft with proposed changes of the R&R the board has been working on for months to send the final draft to the attorney for review.
4. Kaeliani: I think you mentioned you were going to provide the board detailed info about medium shade tree/shrubs options provided by the city. Is that correct? If not, let me know and I will send it to the board as we need to make a decision.
5. Our monthly BOD agenda continues to grow with items that keep rolling over month to month. Please make sure you're prepared ahead of time to discuss all agenda items to move the meetings along and have enough time for an open forum for owners. Our meetings are becoming way too long.

Thank You

Omega Villas BOD Agenda for April 15 2025.pdf
121K

Shawn Martin <sem2000s@gmail.com>

Fri, Apr 11, 2025 at 11:01 AM

To: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com, Kcchen.80@gmail.com, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, kaelani brown <kaelanibrown@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Office Support YMS <info@yourmanagementservices.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

Subject: Supplemental Evidence – Complaint #2024038286 – Suppression of Board Member Participation & Governance Manipulation

Dear Mr. Otway and Copied Officials,

I am submitting this message as supplemental evidence to Complaint #2024038286 involving misconduct, procedural manipulation, and retaliatory governance practices by the Omega Villas Condominium Association Board.

Most recently, the Board excluded agenda items submitted by Board Member Kaelani Brown for the upcoming April 15, 2025 meeting. Ms. Brown submitted the following six agenda items on April 7 (see attached):

- **Zoom availability for BOD and construction meetings**
- **Board group email**
- **Reporting and monitoring of homeowner requests by email and through portal**
- **SOP creation for standard processes**
- **Fingerling trees**
- **Transition of website management**

These are reasonable, professional proposals related to transparency, homeowner engagement, and digital access. Yet none of them appeared in the official agenda circulated on April 11.

Instead, the Board continues to prioritize finalizing outdated “Rules & Regulations” while the Bylaws and Declaration of Covenants are under active review — undermining the legitimacy of their rulemaking process.

This incident demonstrates a clear pattern of procedural manipulation by the controlling Board majority to:

Marginalize dissenting or reform-oriented Board members,

Limit the scope of Board deliberation,

And push selectively enforced governance tools for political control.

These tactics violate the statutory requirement for open, fair, and transparent governance under F.S. §718.112(2)(c), and support the broader RICO-style pattern of exclusion, retaliation, and centralized control previously outlined in this case.

Attachments:

1. **Kaelani Brown's April 7 email with proposed agenda items (attached)**
2. **April 15 Board Meeting Agenda (attached)**
3. **April 11 distribution email from Board Member Patty Sabates (listed below)**

I respectfully request these materials be added to the official investigative record for Complaint #2024038286. Additional communications and supporting documentation are available upon request.

Sincerely,
Shawn Martin, MBA
Homeowner & Whistleblower – Omega Villas Condominium Association
[Quoted text hidden]

2 attachments

 [Omega Villas BOD Agenda for April 15 2025.pdf](#)

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 [Kaelani Email 4.7.25.pdf](#)

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