
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Mon, Apr 14, 2025 at 10:37 AM

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Subject: Supplemental Evidence Submission – Board Meeting Minutes Analysis Reflecting Possible Pattern of Misconduct at Omega Villas Condominium Association

Dear Investigative Team,

Please find attached a detailed analysis of the official Board of Directors meeting minutes from Omega Villas Condominium Association, spanning from **January 2024 through February 2025**. This review was conducted as a supplemental submission to ongoing complaints, including DBPR Complaint #2024038286 and other matters currently under review by the General Counsel's Office and relevant authorities.

This document highlights concerning patterns, including but not limited to:

- **Retaliatory behavior and possible coordinated targeting** of myself (Shawn Martin), a protected whistleblower, through meeting conduct, agenda control, and public misrepresentation;
- **Unlawful or highly questionable financial disclosures, budget handling, and special assessments** with limited or no owner transparency;
- **Evidence of possible suppression of owner rights** during meetings and through improper handling of certified inquiries and record requests;
- **Use of COA/HOA legal counsel and vendors in manners that may constitute misuse of association resources** in violation of Florida Condominium Statutes and anti-SLAPP legislation;
- **Unjustified vote manipulation, lack of proper procedural governance, and possible cover-up of project cost irregularities.**

The attached review further strengthens the claim that these actions may fall within the scope of a broader **pattern of racketeering activity under the Florida RICO Act** (Fla. Stat. § 895.01 et seq.), particularly in conjunction with ongoing concerns regarding Juda Eskew Financial Group, Rhonda Hollander, Austro Construction, and key Board members named in prior filings. **NOTE: September 2024 Minutes are missing it appears.**

Please consider this document a critical piece of evidence to be added to the ongoing investigations. I am available to provide video footage, owner statements, affidavits, and supporting documentation as requested.

Thank you for your continued attention to this matter and for upholding the integrity of Florida's condominium governance system.

Respectfully,

Shawn Martin, MBA

Omega Villas Condominium Association Unit Owner

Protected Whistleblower

Shawn Martin, MBA

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