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

Mon, Apr 14, 2025 at 11:13 AM

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>

I APOLOGIZE BUT HERE IS ONE LAST IMPORTANT EMAIL REGARDING THE CURRENT CITY OF PLANTATION FINES THAT HAVE ACCRUED TO DATE!

Subject: Urgent Supplement: City of Plantation Fine Exposure – \$2.47M in Penalties and RICO-Relevant Oversight Failures

To: [Insert DBPR Counsel, State Attorney's Office, AG Office, Legislators, Media, etc.]

Dear Investigative Team,

As a supplemental submission to ongoing investigations including DBPR Complaint #2024038286 and others, I am providing the attached financial summary of *Omega Villas Condominium Association's* potential and accrued **City of Plantation fines**, which may now exceed **\$2.47 million** if unaddressed in full by the projected 3-year horizon. These fines represent the most extreme example of financial mismanagement and Board negligence that I have documented thus far, with potential legal implications extending under **Fla. Stat. § 895.01 (Florida RICO Statute)** for the following reasons:

Summary of Key Facts from the Document

- **Phase 2 alone** has accrued nearly **\$747,200 in current fines** and may total **\$2.02 million** by 2027 if unmitigated.
- **Daily fines of \$250 and \$200 per building** have been in effect since **September and December 2023**, with **no approved plan disclosed to owners** to reduce or resolve them.
- Phases **1, 3, and 4** contribute an additional **\$451,763** in potential fines.
- These citations date back **as early as 2008–2009**, during the tenure of **Board Officers Patty Sabates, Blaire Lapidés, and the Akers (Norma & Ken)** — all of whom were re-engaged or are still active in the Association's current management or influence.

Omega Villas Totals of Future City of Plantation Fines

Phase	Case #	Per Day Fine Amount	Date Fine Started	as of 3.31.25	Current Balance			Annual Cost	Adjusted these two Columns (F & G) to remove 6 months from the formulas since we are now 6 months into construction.
					2 Year - Future Balance	3 Year - Future Balance			
Phase 4	CE21-02662	\$75	Apr-23	\$ 82,200.00	\$123,263	\$150,638	\$27,375		
Phase 3	CE21-01557	\$75	Apr-23	\$ 82,125.00	\$123,188	\$150,563	\$27,375		
Phase 2	4 Buildings @	\$250	Sep-23	See Below	\$547,500	\$912,500	\$365,000		
Phase 2	2 Buildings @	\$200	Dec-23	See Below	\$219,000	\$365,000	\$292,000		
Phase 2 (1) 1743-1747	CE23-00682	\$250	Sep-23	\$ 140,000.00	See Above	See Above			
Phase 2 (2) 1740-1760	CE23-00683	\$250	Sep-23	\$ 140,000.00	See Above	See Above			
Phase 2 (3) 1712-1736	CE23-00685	\$250	Sep-23	\$ 140,000.00	See Above	See Above			
Phase 2 (4) 1700-1708	CE23-00686	\$250	Sep-23	\$ 140,000.00	See Above	See Above			
Phase 2 (5) 1701-1721	CE23-00680	\$200	Dec-23	\$ 93,600.00	See Above	See Above			
Phase 2 (6) 1725-1741	CE23-00681	\$200	Dec-23	\$ 93,600.00	See Above	See Above			
Phase 2	All Totals			\$ 747,200.00	\$1,513,700	\$2,024,700			Patty, Blaire & the Akers (Norma & Ken) were largely behind this in my opinion as they were the main Board Officers during this time. (Annual Report on Sunbiz.org)
Phase 1	CE21-01556	\$75	Apr-23	\$ 82,125.00	\$123,188	\$150,563	\$27,375		
Phase 1, 3, 4	All Totals			\$ 246,450.00	\$369,638	\$451,763			
	Total Fines			\$993,650	\$1,883,338	\$2,476,463			

Pattern of Neglect and Financial Abuse

- These fines may be exacerbated by manipulated meeting minutes, unauthorized vote recordings, and unlawful shifting of responsibilities to unit owners without proper notice or majority vote.
- Unit owners are never notified in writing of the full financial burden or their building's legal status, violating transparency provisions under Chapter 718, Florida Statutes.
- No consistent public financial report or budget has been provided to owners since the assessment, despite multiple requests (also caught on video).
- There is evidence of intentional concealment, manipulation of communications, and strategic scheduling of Phase 2 repairs last, potentially in retaliation for whistleblower activity and community resistance.

➔ Legal Context (Potential RICO Indicators)

Under Florida's RICO statute, the following may apply:

- Fraudulent concealment of fines and material HOA legal exposure.
- Intentional neglect and refusal to maintain compliance in a timely manner.
- Use of COA/HOA funds and vendors in furtherance of personal retaliation or strategic exclusion of opposition (see: Phase 2 construction delay pattern).
- Patterned behavior across multiple years by some of the same officers currently in power, further linking prior misconduct to current violations.

I urge your offices to thoroughly evaluate this new submission in the context of the broader systemic issues previously submitted, including construction mismanagement, unlicensed accounting oversight (Juda Eskew Financial Group), and potential misuse of legal resources (Rhonda Hollander, Esq.).

Attachments:

- **Omega Villas Fine Totals by Phase (City of Plantation Violations) (listed above)**
- **Related Minutes and Exhibits Available Upon Request**
- **Exhibit 1C was created for a history of the Fines along with invoices to checks to Gould Roofing & Vincent Pagan (these were the unlicensed to not properly licensed contractors) & Board Minutes are attached conforming these matters.**

Please let me know if further documentation is needed. As a protected whistleblower, I am doing everything I can to ensure accountability for the sustained harm inflicted on this community.

Respectfully,

Shawn Martin, MBA

Omega Villas Condominium Unit Owner

Protected Whistleblower

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 14 2025, at 10:44 am, Shawn Martin <smartin@isccompany.net> wrote:

Subject: Supplemental Evidence Submission - Records Access Resolution Raises Legal Concerns under Florida Statutes and RICO Patterns

Dear State Investigative Authorities,

This email serves as a supplemental submission to the ongoing complaints against the Omega Villas Condominium Association, Inc., including DBPR Complaint #2024038286, related whistleblower protections under Florida Statutes, and the potential RICO (Racketeer Influenced and Corrupt Organizations Act) violations.

Please find attached and referenced herein two Corporate Resolutions passed by the Board of Directors in April 2024:

- 1. Corporate Resolution for Communication Decorum**
- 2. Corporate Resolution for Records Inspections and Certified Inquiries**

1. Corporate Resolution for Records Inspections and Certified Inquiries

This resolution, adopted on April 1, 2024, imposes the following concerning restrictions:

- **Only two requests for records permitted every 30 days.**
- **Owners barred from reviewing the same records again for 12 months.**
- **Certified mail is the only accepted method for submission (no email or fax).**
- **Requests beyond the first two are categorically rejected.**
- **Inspections capped at two hours and require pre-approval.**
- **Management is not obligated to explain or assist with document clarification.**

These rules severely hinder transparency, especially for whistleblowers or owners actively monitoring possible fraud, retaliation, or financial misconduct. They contradict the spirit and letter of Florida's Condominium Act (Chapter 718.111(12)), which mandates reasonable and timely access to official records. These appear to function as a **deliberate tool of obstruction**.

2. Corporate Resolution for Communication Decorum

Also adopted in April 2024, this resolution imposes:

- **Pre-clearance of owner communications during Board Meetings.**
- **Restrictions on tone, phrasing, or repetition.**
- **Authority to ban owners for 'disruptive' behavior, as subjectively determined by the Board.**

This structure enables **viewpoint suppression**, and potentially violates protected First Amendment rights in a quasi-public governance space. It mirrors a pattern of silencing dissent already reported, including:

- Targeted removals of whistleblowers from Board Meetings.
- Publicly read letters attacking unit owners (including myself).
- Use of Association resources and counsel to suppress certified records requests.

Pattern Suggesting RICO Violation Elements

When considered alongside:

- Board members' use of the Association's attorney (Rhonda Hollander) to **obstruct lawful records requests**;
- Legal fees imposed on whistleblowers like myself;
- Weaponization of meeting decorum rules to suppress public discussion;
- Coordinated suppression of evidence about financial mismanagement and construction fraud;

...these resolutions help solidify a **pattern of conduct consistent with racketeering activity** under Florida and Federal RICO statutes.

Legal Concerns:

- **Fla. Stat. §718.111(12)**: Requires openness in record inspections without undue burden.
- **Fla. Stat. §718.303(4)(a)**: Prohibits retaliation against unit owners.
- **Fla. Stat. §895.02** (Florida RICO): Defines racketeering activity to include obstruction of justice, coercion, and fraud.

We urge DBPR and associated investigative bodies to view these resolutions not as benign governance policies, but as a **coordinated mechanism to facilitate retaliatory obstruction and fraud concealment**.

Thank you for your continued review and attention to this serious matter. Please confirm receipt of this supplemental submission.

Respectfully,

Shawn Martin, MBA Protected Whistleblower Omega Villas Condominium Association, Inc.

This concludes most of the Analyses that I ran for RICO related considerations. I will continue to submit more evidence as situations arise in the future as well as an additional Video Summary Exhibit with links to ALL relevant Omega Villas Meeting videos as I finish creating this document.

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 14 2025, at 10:37 am, Shawn Martin <smartin@isccompany.net> wrote:

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

Principal | Senior Product & Compliance Consultant

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On Apr 14 2025, at 12:39 am, Shawn Martin <smartin@isccompany.net> wrote:

Dear State and Regulatory Officials,

This correspondence serves as an urgent update to an already active DBPR complaint concerning **Juda, Eskew & Associates, LLC**, the financial firm currently overseeing key financial responsibilities for **Omega Villas Condominium Association, Inc.** This firm is **not properly licensed as a CPA firm** in the State of Florida, yet continues to manage association accounting, audits, and multimillion-dollar construction finance activities.

This matter has already been formally **investigated by the DBPR and is now under legal review with the DBPR's General Counsel.**

New Development: Loan Conversion Oversight

On the official **April 15, 2025 Board of Directors meeting agenda** (attached), item 2.1 lists:

"Carol Eskew – Juda & Eskew Accounting firm – discussion on association line of credit to loan conversion & options available to the association."

This clearly indicates that this unlicensed firm is now **advising on and possibly overseeing financial decisions related to our community's \$4.85 million line of credit**—including **loan conversion terms**. This heightens the risk of **legal exposure, poor financial oversight, or noncompliance with statutory accounting rules** under both **Florida Chapter 718 (Condominium Act)** and **Florida Chapter 473 (Public Accountancy Act)**.

Key Legal Grounds for Enforcement

- **Florida Statute § 718.111(13)** requires that associations with annual revenues over \$500,000 must have their financials reviewed or audited **by a licensed CPA**.
- **Florida Statute § 473.302 and § 473.3101** prohibit any individual or firm from offering audit or accounting services **without being licensed as a CPA or CPA firm in the State of Florida**.
- Handling financial advisory matters tied to public loans, audits, or assessments **without proper licensure** may constitute both a **violation of state law** and a **breach of fiduciary duty by the Board**.
- These actions may also reflect a broader pattern of activity documented in ongoing complaints, which may align with **racketeering activity under Florida's RICO statute (Fla. Stat. § 895.01)**.

Immediate Request

We respectfully urge the following:

1. That the DBPR continue forward with enforcement and, if applicable, **refer this matter to the State Attorney's Office for further legal review.**
2. That state lawmakers consider whether additional legislative oversight is needed to **prohibit unlicensed financial entities from managing condominium association funds.**
3. That the Attorney General's Office and/or local State Attorneys investigate whether these actions—especially in the context of **a multi-million-dollar loan conversion discussion**—constitute **consumer harm or public financial mismanagement.**

We appreciate your attention to this matter and remain committed to preserving transparency and lawful financial practices in Florida's condominium associations.

Sincerely,

Shawn Martin, MBA

Whistleblower, Unit Owner, Board Member

Omega Villas Condominium Association

Attachment: Omega Villas BOD Agenda – April 15, 2025 (ref: Item 2.1 – Loan Conversion Discussion)

Shawn Martin, MBA

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On Apr 13 2025, at 11:36 pm, Shawn Martin <smartin@isccompany.net> wrote:

Dear Investigators and Officials,

I am writing to **formally remind** the State of Florida and relevant authorities that the cumulative conduct documented in my ongoing complaint(s) regarding the **Omega Villas Condominium Association Board of Directors** exhibits **multiple statutory elements of racketeering activity** consistent with the **Florida RICO statute (Fla. Stat. § 895.01 et seq.)** and **retaliatory conduct** addressed by Florida's **anti-SLAPP legislation (effective July 1, 2024).**

 **Why This is a RICO Matter:**

Under Florida law, RICO violations require three core components:

1. **An “enterprise” operating with structure and purpose**
2. **A pattern of racketeering activity** involving at least two predicate offenses within five years
3. **Connection to criminal acts such as fraud, retaliation, or misuse of public resources**

Key RICO-Aligned Activities Documented in This Case:

Predicate Activity	Supporting Evidence
Whistleblower Retaliation	Board meetings (e.g., March 25, 2025) used to launch false public accusations against me and others, in violation of Fla. Stat. § 448.102
Misuse of Legal Resources	Use of COA/HOA attorneys (Rhonda Hollander) to suppress certified records requests and retaliate through arbitration filings
Wire Fraud / False Communication	Manipulated WhatsApp messages and baseless claims broadcast during live meetings to smear protected parties
Witness Tampering / Harassment	Dorin Frai, Mike Rafidi, and Board actors confronting my emergency contractors (July 2024); emails and WhatsApp threats documented
Official Misconduct	Alleged forged votes, failure to disclose financial obligations, and use of unlicensed accounting firms (Juda Eskew) managing over \$4.85 million in construction funds
Conspiracy	Clear coordination among certain Board members, contractors, management, and legal counsel to isolate, target, and discredit community dissenters

These actions are not isolated—they **show continuity, coordination, and intent**, which are the pillars of RICO prosecution.

Additional Context:

- I have submitted video documentation, financial records, and emails supporting these allegations.
- Over **90+ videos** on YouTube provide direct visual proof of ongoing misconduct.
- We have formed a group of 60+ residents, many of whom are prepared to testify or submit sworn affidavits.
- The pattern of behavior dates back as far as **2008**, reinforcing continuity and control by a subset of Board actors.

⌚ Request for Action:

Given the **pattern of misuse, fraudulent activity, and targeted retaliation**, I urge your offices to **escalate this matter under Florida's RICO framework** and initiate multi-agency coordination with law enforcement, DBPR, and relevant state agencies.

I am happy to re-submit or organize exhibits should you need further supporting materials.

Thank you again for your continued attention to this matter.

Respectfully,

Shawn Martin, MBA
Principal | Senior Product & Compliance Consultant
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On Apr 13 2025, at 3:46 pm, Shawn Martin <smartin@isccompany.net> wrote:

Dear All,

I am submitting this email as **supporting documentation** related to the complaints currently under review concerning the **Omega Villas Condominium Association**. As referenced in my previous filings, I am providing supplemental evidence to aid in your investigation and to highlight patterns of alleged misconduct, mismanagement, retaliation, and potential **RICO violations** under both Florida law and federal statutes.

This submission includes:

- **A consolidated video and incident log** featuring over 90 recordings, dating back to 2008, that document harassment, intimidation, misuse of association powers, and procedural manipulation.
- **Newly documented footage and commentary** exposing alleged verbal abuse, false legal threats, conflicts of interest, violations of Chapter 718 (Florida Condominium Act), and the repeated suppression of dissenting voices.
- **Construction-related discrepancies** that may reveal deeper financial mismanagement or collusion with unlicensed contractors.

- **Evidence of retaliatory actions** by current Board Members, including efforts to weaponize meeting decorum and official record requests to silence whistleblowers.

Additionally, I respectfully urge the **reactivation of my SLAPP suit complaint**. The suppression of public participation through retaliatory legal threats is not only unlawful under Florida's anti-SLAPP statute but may also serve as a **critical indicator of a broader pattern of coercion and cover-up** that could potentially rise to the level of **organized criminal activity**.

Given the severity and pattern of these actions, the reactivation of the SLAPP complaint may provide essential context and legal basis for deeper inquiry under the RICO framework and other investigative channels. Furthermore, I would like to emphasize that **additional footage from 2008 exists** and is available upon request to support your expanded review.

Please let me know if further clarification or physical evidence is needed. I remain committed to cooperating fully with this process and thank you for your ongoing attention to this urgent and escalating matter.

Sincerely,

[Your Full Name]

[Your Unit Number or Property Address at Omega Villas]

[Your Contact Phone Number]

[Your Email Address]

Would you like this formatted into a Word or PDF document for formal submission as well?

You said:

can we create a message that I am disgusted that it has taken 2008 to present to even get DBPR oversight on these community issues to organized crime matters that should have never gone this far

ChatGPT said:

Absolutely — here's a strong but professional message expressing your frustration and calling out the long delay in DBPR oversight:

Subject: Urgent Demand for Accountability – DBPR Oversight Long Overdue (Omega Villas Condominium Association)

Dear [DBPR Representative's Name or "To Whom It May Concern"],

I must express my **profound disappointment and disgust** that it has taken **from 2008 to the present day** for the DBPR to begin meaningful oversight of the egregious misconduct, systemic abuse, and alleged **organized crime activity** within the Omega Villas Condominium Association.

The fact that it has required over a **decade and a half of escalating violations, retaliatory behavior, and community harm**—all while evidence has been publicly available and residents have continuously raised concerns—is deeply troubling. This situation should **never have been allowed to escalate** to the level it has. The abuses of power, financial irregularities, construction mismanagement, and intimidation tactics by certain board members are not just regulatory issues—they are, at this point, potentially criminal in nature.

The **lack of timely intervention** has allowed individuals to operate with impunity, and residents to suffer under what can only be described as **coercive governance structures with alarming parallels to organized criminal behavior**. For many of us, this delay has come at great personal and financial cost, not to mention the erosion of trust in the very agencies meant to protect the integrity of our housing and community systems.

As a Florida resident and whistleblower, I am calling not only for action—but for **accountability**. These matters deserve urgent escalation beyond mere regulatory reviews. We cannot afford to let this pattern of negligence continue.

Sincerely,

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On Apr 13 2025, at 2:49 pm, Shawn Martin <smartin@isccompany.net> wrote:

Dear All,

I am submitting this email as **supporting documentation** related to the complaints currently under review concerning the **Omega Villas Condominium Association**. As referenced in my previous filings, I am providing supplemental evidence to aid in your investigation and to highlight patterns of alleged misconduct, mismanagement, retaliation, and potential **RICO violations** under both Florida law and federal statutes.

This submission includes:

- **A consolidated video and incident log** featuring over 90 recordings, dating back to 2008, that document harassment, intimidation, misuse of association powers, and procedural manipulation.
- **Newly documented footage and commentary** exposing alleged verbal abuse, false legal threats, conflicts of interest, violations of Chapter 718 (Florida Condominium Act), and the repeated suppression of dissenting voices.
- **Construction-related discrepancies** that may reveal deeper financial mismanagement or collusion with unlicensed contractors.

- **Evidence of retaliatory actions** by current Board Members, including efforts to weaponize meeting decorum and official record requests to silence whistleblowers.

Additionally, I respectfully urge the **reactivation of my SLAPP suit complaint**. The suppression of public participation through retaliatory legal threats is not only unlawful under Florida's anti-SLAPP statute but may also serve as a **critical indicator of a broader pattern of coercion and cover-up** that could potentially rise to the level of **organized criminal activity**.

Given the severity and pattern of these actions, the reactivation of the SLAPP complaint may provide essential context and legal basis for deeper inquiry under the RICO framework and other investigative channels. Furthermore, I would like to emphasize that **additional footage from 2008 exists** and is available upon request to support your expanded review.

Please let me know if further clarification or physical evidence is needed. I remain committed to cooperating fully with this process and thank you for your ongoing attention to this urgent and escalating matter.

Sincerely,

Shawn Martin, MBA

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On Apr 9 2025, at 4:02 pm, Shawn Martin <smartin@isccompany.net> wrote:

Subject: Supplemental Evidence Submission – Improper Enforcement Actions and Potential Statutory Violations by Omega Villas Condominium Board

Dear State Authorities, Lawmakers, and Investigative Media,

This is a supplemental submission to my formal complaint against the Board of Directors of the **Omega Villas Condominium Association**, concerning ongoing retaliatory and unlawful conduct against myself and other unit owners.

Recent events have raised **serious concerns** that the Board may be engaging in **improper enforcement actions** — including fines, legal threats, or potential eviction discussions — without complying with required procedures under **Florida Condominium Law (F.S. Chapter 718)**.

◆ Alleged Statutory Violations

The following actions may constitute violations of Florida law and warrant investigation:

1. F.S. §718.112(2)(c):

Board members may be discussing or approving fines and legal enforcement actions **outside of properly noticed and open board meetings**, which is a direct violation of this statute.

2. F.S. §718.303(3):

There is concern that **no proper fining committee** has been used to review or confirm these enforcement actions, and that affected unit owners were not provided the required notice or hearing.

3. F.S. §718.1232:

These actions appear retaliatory in nature and may be **targeting owners who have engaged in protected activity**, including whistleblowing, petitioning the state, and speaking out at public meetings.

4. F.S. §718.111(1)(a):

By using their position to suppress dissent, obstruct transparency, or selectively impose enforcement, certain Board members may be violating their **fiduciary duty to act in good faith and in the best interest of the Association as a whole**.

◆ Request for Immediate Oversight

While I am submitting a formal records request to obtain meeting agendas, notices, and minutes related to these alleged enforcement actions, I submit this supplemental complaint now to ensure **timely regulatory and legal review**.

I respectfully request that your offices:

- Investigate whether enforcement actions (including fines or legal threats) were approved in violation of Florida law,
- Confirm whether proper hearing procedures and documentation exist for these actions,
- Examine whether these actions are part of a larger pattern of **retaliation and control** against whistleblowers, consistent with my prior complaints, and
- Take enforcement action where necessary to hold Board members accountable for statutory violations.

◆ Supporting Evidence

This complaint supplements previously submitted documentation and video evidence (linked below), which includes Board member communications, public meeting footage, and digital communications showing obstruction, false accusations, and retaliatory conduct.

📹 YouTube Evidence: <https://www.youtube.com/@ResidentofOmegaVillas/videos>

Additional exhibits and documentation are available upon request.

Thank you for your continued attention to this matter. I look forward to your confirmation of receipt and next steps in your investigative review.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Owner

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 8 2025, at 9:20 pm, Shawn Martin <smartin@isccompany.net> wrote:

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:**

◆ **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.

◆ 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.

◆ 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.

◆ 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

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



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On Apr 8 2025, at 3:18 pm, Shawn Martin <smartin@isccompany.net> wrote:

Subject: Formal Follow-Up on HOA Retaliation, Statutory Violations, and State-Level Jurisdiction – Omega Villas HOA

Dear Mr. Otway and all copied parties,

Following up on my prior communication, I am deeply concerned by the suggestion that the Department of Business and Professional Regulation (DBPR) lacks jurisdiction over the clear statutory violations outlined in my complaint involving the Omega Villas HOA Board.

This is not a civil disagreement between neighbors — it is a documented pattern of **targeted retaliation, obstruction, and suppression of homeowner rights**, with supporting evidence submitted through formal channels and available via public video records:

Video Evidence: [YouTube - Resident of Omega Villas Channel](#)

Filed Exhibits: Include over 40 pages of documentation with timestamps, Board communications, WhatsApp misuse, email suppression, and financial control tactics.

 **Statutory Violations Within DBPR's Jurisdiction Include:**

- **F.S. §720.303(5):** Refusal to allow inspection of association records.
- **F.S. §720.303(2) & §720.306:** Improper meeting notice, restricted attendance, and secret discussions.
- **F.S. §720.304(4):** Retaliation against homeowners and Board members for exercising their legal rights.
- **F.S. §720.3033 & §617.0830:** Failure of board members to perform duties in good faith and in accordance with fiduciary obligations.

These are **clear violations of law** — not subjective complaints. If DBPR will not investigate, I respectfully ask:

1. **Which Florida state agency or legal body is responsible** for investigating and enforcing violations under Chapter 720 — especially retaliation and governance manipulation by Board officers?
2. **Does DBPR confirm that it does not enforce Florida Statute §720.304(4)?**
3. Has my video and exhibit submission been formally reviewed by your office?

📋 Additional Context

New evidence submitted includes an **Exhibit Chronology (2008–2025)** documenting years of selective rule enforcement, financial opacity, Board suppression of dissent, election interference, and most recently — efforts to strip a duly elected Board member of her role under false claims of conflict of interest. This aligns with a broader **pattern of organized retaliation**, potentially falling under Florida's **civil RICO statutes**.

I have copied relevant lawmakers, the State Attorney's Office, and members of the media for transparency and accountability. If no agency is currently enforcing these violations, then this represents a gap in Florida law that puts every HOA resident at risk.

I look forward to clarification and response from your office.

Respectfully,
Shawn Martin, MBA
Omega Villas Homeowner

Shawn Martin, MBA
Principal | Senior Product & Compliance Consultant
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On Apr 8 2025, at 3:10 pm, Shawn Martin <smartin@isccompany.net> wrote:
Richard,

This is very concerning. If the DBPR doesn't govern retaliation under the Florida Law for SLAPP Suit Complaints for Condo or Homeowner Associations, who does? Is this the end of the legal review for these types of complaints? This seems like a major issue for the State of Florida if this is the Case. The Complaint is attached for full context for all parties and lawmakers involved here as well as the media!

Clear threats and retaliatory actions on my YouTube channel have been captured in video footage:
<https://www.youtube.com/@ResidentofOmegaVillas/videos>

This includes the most recent retaliation on whistleblowers in the 3/25/25 Meeting. Um, why were these 7/1/24 laws passed if it is okay to violate them with no enforcement provisions??

Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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

From: Otway, Richard <Richard.Otway@myfloridalicense.com>
Subject: 2024048977 Omega Villas Condo Assn Inc.
Date: Apr 8 2025, at 3:00 pm
To: Shawn Martin <smartin@isccompany.net>

Good afternoon,

Please see attachment for letter.

Sincerely



Richard M. Otway

Assistant Investigation Manager

Division of Condominiums, Timeshares and Mobile
Homes

Florida Department of Business and Professional
Regulation

Phone: (850) 487-9948 Fax: (850) 487-7149

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