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

Mon, Apr 14, 2025 at 12:39 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>

**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.**

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## **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)**.

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## 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)**.

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## 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**

Principal | Senior Product & Compliance Consultant

**ISC** | [www.isccompany.net](http://www.isccompany.net)

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On Apr 13 2025, at 11:36 pm, Shawn Martin <[smartin@isccompany.net](mailto: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**

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## Key RICO-Aligned Activities Documented in This Case:

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

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## 🔊 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]

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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:

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**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.
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- **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**  
Principal | Senior Product & Compliance Consultant  
**ISC** | [www.isccompany.net](http://www.isccompany.net)  
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On Apr 9 2025, at 4:02 pm, Shawn Martin <[smartin@isccompany.net](mailto: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**.

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## ◆ 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.

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## ◆ 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.

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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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On Apr 8 2025, at 3:18 pm, Shawn Martin <[smartin@isccompany.net](mailto: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?

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## 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**  
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On Apr 8 2025, at 3:10 pm, Shawn Martin <[smartin@isccompany.net](mailto: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

Visit our CTMH Events Calendar at: [Calendar of Events – MyFloridaLicense.com](#)