

Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Wed, Apr 16, 2025 at 12:20 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>, "DBPR.GeneralCounsel@myfloridalicense.com" <dbpr.generalcounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <melanie.griffin@myfloridalicense.com>

Dear Mr. Otway and Members of the DBPR General Counsel's Office,

I am writing to formally follow up on the status of my SLAPP-related complaint and associated filings regarding retaliation and systemic misconduct within the Omega Villas Condominium Association, Inc.

It is deeply concerning to hear any suggestion that the Department of Business and Professional Regulation (DBPR) does not hold jurisdiction over the documented statutory violations presented in my original complaint and supplemental materials.

To clarify: this matter does not stem from a simple dispute among residents. It is a well-documented and prolonged pattern of retaliation, suppression of protected rights, financial opacity, election interference, and silencing of dissent — all committed by current and former members of the Omega Villas Board of Directors.

Key Violations Squarely Within DBPR Jurisdiction Include:

- **F.S. §720.303(5)** – Unlawful obstruction of access to official HOA records.
- **F.S. §720.303(2) & §720.306** – Meetings conducted without proper notice or transparency, with restricted attendance and undisclosed deliberations.
- **F.S. §720.304(4)** – Retaliation against homeowners (and fellow Board members) for exercising legal rights, including whistleblowing and voting.
- **F.S. §720.3033 & §617.0830** – Breach of fiduciary duties by Board members, including suppression of member voting rights and failure to act in good faith.

Submitted Evidence Includes:

- Over **40+ pages of exhibits**, certified records requests, video links, and sworn statements.

- A growing catalog of video evidence documenting retaliatory behavior, available at:
 [YouTube: Resident of Omega Villas Channel](#)
- Detailed timeline exhibits showing selective rule enforcement, financial misconduct, and potential violations of Florida's new condo whistleblower protections (as of July 1, 2024).

Questions Now Needing Immediate Clarification:

1. Has DBPR formally reviewed my full submission, including the evidentiary exhibits and publicly posted videos?
2. Does DBPR acknowledge its statutory responsibility to enforce protections under F.S. **§720.304(4)**?
3. If not, **what state agency is responsible for enforcing retaliation and governance abuse under Chapter 720?**
4. Has DBPR issued any directives to the Omega Villas Board based on its current or prior investigations?
5. Is DBPR's General Counsel currently reviewing these matters, or has this case been improperly closed?

Additional Context:

Recent Board actions continue to escalate. A Board member (myself) has been actively retaliated against for exercising protected speech and whistleblowing rights. Our management company and HOA counsel have participated in what appears to be coordinated silencing tactics.

The Board's own corporate resolutions now limit owner communication, suppress inspection rights, and heavily restrict what can be entered into the record — a clear effort to avoid transparency.

Further, there is a **disputed foreclosure** now underway that may have been **initiated without a Board vote**, in direct violation of F.S. §718.112. I am in possession of sworn testimony supporting this allegation.

I have now alerted multiple agencies and media partners of the ongoing situation, including NBC News, the State Attorney's Office, the State Attorney General's Office, and multiple legislators who have expressed concern.

At this point, this case clearly intersects with **anti-retaliation laws, fiduciary misconduct, DBPR regulatory violations**, and potentially **civil RICO implications** given the use of official roles for sustained coercive tactics.

Respectfully,
Shawn Martin, MBA
Whistleblower & Board Member
Omega Villas Condominium Association, Inc.

Shawn Martin, MBA
Principal | Senior Product & Compliance Consultant
ISC | www.isccompany.net
Main | (954) 909-5178 | Cell (954) 716-0915



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