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**Re: 2024048977 Omega Villas Condo Assn Inc.**

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**Shawn Martin** <smartin@isccompany.net>

Fri, Apr 18, 2025 at 10:30 PM

To: "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Richard Otway" <richard.otway@myfloridalicense.com>, "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>, "oig@myfloridalicense.com" <oig@myfloridalicense.com>, "IA@psd.plantation.org" <ia@psd.plantation.org>, "WDorr@psd.plantation.org" <wdorr@psd.plantation.org>, "TCollins@browardsao.com" <tcollins@browardsao.com>

Cc: <matthew.collier@myfloridalicense.com>, <ethics@leg.state.fl.us>, <press@myfloridalegal.com>

**Subject:** Formal Oversight Request – Summary of DBPR Complaints & Accountability on Omega Villas HOA

**Dear Secretary Griffin, General Counsel, and Relevant Officials,**

This message serves as a formal follow-up to prior communications and the growing number of unresolved statutory and retaliatory issues at Omega Villas Condominium Association.

While the Office of Inspector General acknowledged my complaint and stated that DBPR investigators were assigned (confirmed by Florida Senator Jason Pizzo in a February 17, 2025 email), many complaints remain closed without proper redress—despite evidence, legal citations, and active retaliation captured in emails, meetings, and public records.



### **Summary of Filed DBPR Cases:**

#### **1. DBPR Case #2024019952 – Annual Election Misconduct Complaint**

Filed due to procedural irregularities and possible manipulation of the 2024 Board election process. Allegations include improper ballot handling, notice violations, and attempts to remove candidates.

#### **2. DBPR Case #2024022587 – Unlicensed Activity to Possible Fraud**

Filed prior to July 1, 2024 under 2024 Florida law expansion. Involves allegations of vendors or board members engaging in practices requiring licensure and failure to comply with statutory duties.

#### **3. DBPR Case #2024038286 – Financial Mismanagement Complaint**

Filed due to unreported fines from the City of Plantation, failure to disclose financial records, unexplained special assessment increases, and missing disclosures during 40-Year Recertification funding.

**4. DBPR Case #2024039084 – *Juda Eskew Accounting Firm Complaint***

Focuses on allegations of mismanaged funds, failure to provide accurate financial statements, improper booking of construction expenses, and collusion with board members.

**5. DBPR Case #2024040176 – *Austro Construction & S&D Engineering Complaint***

Includes evidence of misrepresentation about window requirements, structural permit confusion, substandard work, and manipulation of the construction timeline to prioritize Board-connected units.

**6. DBPR Case #2024044370 – *Sunrise Management (Jay Pietrafetta) Complaint***

Filed on 8/29/2024. Involves interference with emergency roofing repairs, delay of records access, and possible collaboration in retaliatory actions using Association resources.

**7. DBPR Case #2024048977 – *SLAPP Suit / Retaliation Complaint (CLOSED)***

Filed on 8/22/2024. Focused on retaliation under §718.1224, including efforts by Board members and attorney Rhonda Hollander to use COA resources to harass and intimidate me in meetings and communications.

**8. DBPR Case #2024-03-7824 – *Arbitration Petition for Records Request (WITHDRAWN)***

Initially filed to resolve repeated obstruction of official records access. Withdrawn with prejudice due to limitations of arbitration scope and redirected for future legal action.

**Request for Coordinated Oversight:**

I respectfully request that DBPR reconsider the status of the above cases—or clarify which agency is responsible for coordinated investigation. The following issues remain unaddressed:

- **Over \$2.4 million in City of Plantation fines** and opaque construction fund usage.
- **Witnessed retaliation, defamation, and intimidation** at Board meetings and online.
- **Ongoing police inaction**, despite multiple complaints made to the City of Plantation Police and Internal Affairs (over 10 documented police reports to emails submitted).
- **Deferrals by the Broward County State Attorney's Office**, pending formal law enforcement referral.

**Media & Legislative Transparency**

Given the lack of regulatory accountability so far, I have shared updates with media representatives including Connie Fossi (NBC News) and engaged in formal correspondence with multiple State Legislators—including Senator Jason Pizzo. This is not an effort to shame but to ensure public institutions are not permitting egregious behavior to go unchecked under statutory frameworks like Chapters 718 and 468.

Please confirm:

1. Which DBPR office or division (General Counsel, CTMH, etc.) is responsible for coordinating closed, active, or overlapping complaints.

2. Whether DBPR intends to initiate a joint review with the State Attorney General or law enforcement agencies on financial or retaliatory grounds.
3. Whether the Department acknowledges gaps in statutory enforcement of SLAPP-related condo board abuse, despite legislative intent.

I am committed to lawful cooperation, public transparency, and protecting the rights of unit owners and whistleblowers alike. Additional evidence and video records are available upon request.

Respectfully,

**Shawn Martin, MBA**

Omega Villas Homeowner & Board Member

Email: [smartin@isccompany.net](mailto:smartin@isccompany.net)

Phone: (954) 716-0915

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Apr 17 2025, at 1:47 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

**Subject:** FWD: Urgent: HOA Abuse, Financial Irregularities & Request for Criminal Investigation – Omega Villas Condominium

**To:**

- Florida Attorney General Ashley Moody: [citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com)
- Office of the Inspector General, DBPR: [oig@myfloridalicense.com](mailto:oig@myfloridalicense.com)
- City of Plantation Internal Affairs: [IA@psd.plantation.org](mailto:IA@psd.plantation.org)
- Plantation Police Chief Wayne Dorr: [WDorr@psd.plantation.org](mailto:WDorr@psd.plantation.org)
- Broward State Attorney's Office: [TCollins@browardsao.com](mailto:TCollins@browardsao.com)

- **State Senators and Representatives: Emails listed above.**
- **Connie Fossi, NBC News:** [connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)

**Dear State Officials and Investigative Contacts,**

I am forwarding the attached official response I received from the **Office of the Inspector General at the Department of Business and Professional Regulation**, dated **April 16, 2025**, confirming receipt of my complaint involving ongoing financial and retaliatory misconduct within the Omega Villas Condominium Association. The complaint has been referred to the **Division of Condominiums, Timeshares and Mobile Homes (CTMH)**, yet despite the gravity of these issues, they continue to go uninvestigated by any law enforcement or regulatory agency.

To date:

- **DBPR** has closed multiple complaints without investigation of key statutory violations, including a **SLAPP retaliation claim, financial opacity, vendor misconduct**, and possible **misuse of association funds** (Cases: **2024038286** and **2024048977**).
- The **State Attorney's Office**, via **Margaret Carpenter**, confirmed it **cannot act** unless a formal investigation is opened by law enforcement. (attached email)
- **City of Plantation Police Department** has received **10+ reports and videos** from me directly, including one Internal Affairs concern regarding an **officer potentially violating civil property rights on camera**, yet no action has been taken.
  - **Noteworthy YouTube Police involvement videos:** 1. <https://youtu.be/0Yn9UNtg9Ag> 2. <https://youtu.be/G7vAnrhRMTU> 3. <https://youtu.be/QucAQ3de8As> 4. <https://youtu.be/-lQpioSKnKA>
- The **Broward County Sheriff's Office** referred me back to the City of Plantation PD.
- A documented City of Plantation lien structure shows that as of March 2025, the Omega Villas community faces over \$993,000 in unpaid fines, with projections exceeding \$2.47 million in the next 3 years due to neglect and failure of leadership.
- **April 15, 2025 – Carol Eskew Discussion & President Pushing for Phase 4 Completion**
  - <https://youtu.be/qGVb-dT4mMs> Full Discussion on Financial Matters @ <https://youtu.be/jeYwHuUkWJc> and full 4/15/25 Board Of Directors Meeting @ <https://youtu.be/RVb8IfjRmTU>
  - Carol Eskew discusses surplus funds from painting project.
  - Patty pushes for Phase 4 closure despite funds possibly being diverted from Phases 1–3. **This leaves less capital for Phase 2 (subdivision) repairs to possible unfinished construction!**
  - Patty makes false claim about \$250/day fines (corrected).
  - Request made for auditor to revise audit scope to investigate all construction items.
    - **Phase 2, my Phase, may not have the capital to complete construction repairs that owners are currently paying for!!! This needs to get investigated!**
- I have **pending complaints at the DBPR's General Counsel's Office** against:

- **Austro Construction** (alleged property damage, vendor retaliation, and possible fraud),
- **Juda Eskew Accounting** (operating without a license, misreporting of construction expenses, financial misrepresentation),
- And issues surrounding our **2024 Annual Election**, which may have involved **procedural fraud or suppression of voting access**.

This is no longer a matter of civil conflict between neighbors. It is a potential case of **long-standing financial misconduct, retaliation, and governance fraud** involving multiple vendors, association officers, and attorneys.

I urge your offices to coordinate, take jurisdiction, and **initiate a formal investigation**. These are clear-cut violations of:

- **Florida Statutes §718 and §720**,
- **Florida's SLAPP statute (effective July 1, 2024)**,
- And potentially **civil RICO** under Chapter 895.

I have previously submitted supporting documentation, including:

- **Video evidence** (via [YouTube – Resident of Omega Villas Channel](#)),
- **Sworn statements**, legal filings, contractor quotes, and email threads,
- And public meeting Minutes showing misconduct, silencing of opposition, and legal threats to owners.

For transparency, I am copying elected officials and **journalist Connie Fossi at NBC News**, who has already interviewed me regarding this case.

**Please advise which agency will be taking lead responsibility for investigating this matter, or confirm in writing if no agency will be addressing these documented violations — which I will treat as a systemic failure of enforcement. This gap needs to be closed before people can no longer afford their homes due to increasing expenses due to these legal issues mentioned and this makes a story in the News which will reflect how many official governmental authority desks our story collectively has crossed dating back to 2008 with no proper action taken to save owners in this community!**

Attachments:

1. Copies of the Two Closed Complaints & the DBPR closing letters (attached).
2. Copy of a Foreclosure type issue our community is having in email (attached).
3. I have many other high level complaints on continued violations that I can easily forward to you, upon request?
4. Prior Emails on this matter (below) to reflect the gravity of our situation here!
5. Response email from Matthew Collier, CFE, CIGI, Director of Investigations, Office of Inspector General @ the DBPR (attached).
6. Prior email correspondence (attached) with the City Of Plantation Police Department Internal Affairs Division.
7. Summary of Video Evidence (attached) collected to date on these matters with links to videos attached.

Sincerely,

**Shawn Martin, MBA**

Omega Villas Condominium Board Member

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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

From: Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Subject: Fwd: 2024048977 Omega Villas Condo Assn Inc.

Date: Apr 16 2025, at 6:24 pm

To: Matthew.Collier@myfloridalicense.com <[matthew.collier@myfloridalicense.com](mailto:matthew.collier@myfloridalicense.com)>

Cc: Press@MyFloridaLegal.com <[press@myfloridalegal.com](mailto:press@myfloridalegal.com)>, [ethics@leg.state.fl.us](mailto:ethics@leg.state.fl.us), [citizenservices@myfloridalegal.com](mailto:citizenservices@myfloridalegal.com), Richard Otway <[richard.otway@myfloridalicense.com](mailto:richard.otway@myfloridalicense.com)>, Connie Fossi (NBCUniversal) <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>, [askcityhall@plantation.org](mailto:askcityhall@plantation.org), [ashley.moody@gmail.com](mailto:ashley.moody@gmail.com), [polksky.tina@flsenate.gov](mailto:polksky.tina@flsenate.gov), [sharief.barbara.web@flsenate.gov](mailto:sharief.barbara.web@flsenate.gov), [marie.woodson@myfloridahouse.gov](mailto:marie.woodson@myfloridahouse.gov), [pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov), [christine.hunschofsky@myfloridahouse.gov](mailto:christine.hunschofsky@myfloridahouse.gov), [lisa.dunkley@myfloridahouse.gov](mailto:lisa.dunkley@myfloridahouse.gov), [daryl.campbell@myfloridahouse.gov](mailto:daryl.campbell@myfloridahouse.gov), [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com) <[dbpr.generalcounsel@myfloridalicense.com](mailto:dbpr.generalcounsel@myfloridalicense.com)>, [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com) <[melanie.griffin@myfloridalicense.com](mailto:melanie.griffin@myfloridalicense.com)>

**Subject: Formal Complaint: Systemic Dismissal of Statutory Violations and SLAPP Protections – Omega Villas HOA**

**Dear Mr. Collier,**

I am writing to formally lodge a complaint regarding the Florida Department of Business and Professional Regulation's (DBPR) continued dismissal of well-documented violations at Omega Villas Condominium Association in Plantation, Florida. Despite extensive submissions outlining statutory violations, SLAPP retaliation tactics, and financial irregularities, DBPR has closed multiple cases without substantive investigation.

## **Background**

- **Complaint #2024038286** was submitted with over 90 video exhibits and extensive documentation showing patterns of financial misconduct, selective rule enforcement, and failure to meet statutory requirements under Chapter 718. This case was closed in February 2025 without detailed explanation or any known investigation.
- **Complaint #2024048977**, focused on SLAPP suit retaliation under the new July 1, 2024 Florida Condo Law protections, was closed on April 8, 2025. This closure came despite clear evidence of retaliatory actions against me as a whistleblower and Board Member and despite the law's intent to curb exactly this kind of misuse of Association power.

### **Escalation Attempts and Related Inaction**

In addition to DBPR, I have contacted **the City of Plantation** more than 10 times via email on similar matters, including reports of potential civil rights violations, Board misconduct, and retaliation. These issues were also raised during public meetings where **City of Plantation off-duty police officers were physically present** and witnessed the same hostile environment toward owners and whistleblowers — yet no investigation was ope