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

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

Sat, Apr 19, 2025 at 2:30 AM

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**Expanded RICO Narrative: Omega Villas Condominium Association****I. Overview**

The Omega Villas Condominium Association appears to be operating under a pattern of racketeering activity and systemic abuse by a rogue Board of Directors and their affiliated vendors, contractors, legal counsel, and management. This includes possible fraud, misuse of community funds, retaliation against whistleblowers, suppression of records access, and threats and harassment against unit owners who raise concerns.

**II. Key Actors and Entities Involved**

1. **Patty Sabates** – Board President
2. **Blaire Lapides** – Former Treasurer & Secretary
3. **Elizabeth Palen** – Secretary
4. **Marjorie Thomas, Eric Richards, Maude King Bruce, Maritza Wilhelm** – Board Members
5. **Rhonda Hollander, Esq.** – HOA Counsel, Hollander, Goode & Lopez PLLC
6. **Jay Pietrafetta & Sunrise Management** – Property Management Company
7. **Dorin Frai & Austro Construction** – Contractor
8. **Juda Eskew & Associates** – Accounting firm
9. **S&D Engineering** – Engineering oversight

**III. Elements of Racketeering and Misconduct****1. Financial Manipulation and Fraud**

- Redirection of surplus community funds (e.g., painting reserves) to unrelated purposes (Phase 4 landscaping, legal battles, and possible fine avoidance).
- Inconsistent and inflated legal and contractor billing (e.g., foreclosure case vs. Muniz showing inflated fees without proper vote or itemization).

- Multiple City of Plantation liens/fines exceeding \$1.8M due to construction mismanagement.

## 2. **Whistleblower Retaliation**

- Board member and resident Shawn Martin targeted for exposing misconduct.
- Harassment campaigns including misuse of WhatsApp, illegal construction site visits, and social defamation.
- Attempts to intimidate through enforcement letters, security removals from meetings, and SLAPP-type tactics.

## 3. **Election Misconduct and Suppression**

- DBPR complaint 2024019952 outlines irregularities in annual elections and possible vote suppression.
- Control over Board positions maintained through manipulation of notices, proxy fraud, and selective communication.

## 4. **Coordinated Vendor Collusion**

- Contractors and vendors appear to act in lockstep with Board, especially during construction disputes and attempts to force window replacement contracts.
- Overreach by Austro Construction and S&D Engineering interfering with owner rights and property.
- Sunrise Management alleged to have concealed records and aided in misinformation.

## 5. **Misuse of Legal Instruments**

- Attorney Rhonda Hollander allegedly uses her position to suppress dissent, threaten owners with defamation, and pursue foreclosures without documented Board votes.
- Bar complaint filed but dismissed, possibly due to influence or lack of evidence review.

## 6. **Civil Rights Violations**

- Use of City of Plantation off-duty officers in Board meetings to remove whistleblower.
- Ongoing denial of records access, despite repeated lawful requests and arbitration filings.
- Harassment of owner-hired contractors attempting emergency repairs.

# IV. **Summary of Filed Complaints Supporting RICO Allegations**

## • **DBPR Complaints (8 filed)**

- 2024019952 (Annual Board Election)
- 2024022587 (Unlicensed Activity / Fraud)
- 2024038286 (Financial Misconduct)
- 2024039084 (Juda Eskew)
- 2024040176 (Austro & S&D Engineering)
- 2024044370 (Sunrise Management)
- 2024048977 (SLAPP Suit / Retaliation)
- 2024-03-7824 (Arbitration)

## • **Florida Bar Complaint against Hollander**

## • **City of Plantation Complaints / Emails (10+)**

## • **Communications to State Attorney's Office, DBPR, AG, OIG, and FBI**

# V. **Legal Violations Potentially Triggered**

- Florida Statute 718.1224 – SLAPP protections
- Florida Statute 718.111, 718.112 – Records and Voting
- Florida Statute 895.03 – RICO predicate acts (fraud, obstruction, witness tampering)
- Civil RICO under 18 U.S.C. §1961-1968

**VI. Recommended Action** A formal referral should be made to:

- Florida Department of Law Enforcement (FDLE)
- FBI Public Corruption Division
- Florida State Attorney General (Consumer Protection & Civil Rights)
- Florida Office of Inspector General (to coordinate with DBPR)

**VII. Conclusion**

The coordinated and ongoing abuse at Omega Villas is no longer just a civil condo dispute. It rises to the level of potential organized criminal activity. Public funds, owner assets, and the legal process are being misused in concert by individuals in power. A comprehensive investigation is warranted to protect residents and uphold state law.

Prepared by:

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**Shawn Martin, MBA**

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