
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Sat, Apr 19, 2025 at 1:15 AM

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: Escalation Request for Comprehensive RICO Investigation of Omega Villas Condominium Association

I. Overview

This document supplements previously submitted RICO-related complaints and supports further escalation to state and federal agencies. The pattern of conduct by the Omega Villas Condominium Association Board, in coordination with service providers, legal counsel, and management entities, reflects characteristics of racketeering activity under both Florida's RICO Act and potentially federal statutes.

II. Summary of DBPR Complaints Filed

1. **DBPR Case #2024019952 – Annual Board Election Complaint**
 - Allegations: Election interference, proxy manipulation, and suppression of dissenting candidates.
 - Status: AT General Counsel.
 2. **DBPR Case #2024022587 – Unlicensed Activity and Fraud Allegations**
 - Allegations: Contracting and management activity by unlicensed individuals before new 7/1 Florida laws.
 - Status: Under review.
 3. **DBPR Case #2024038286 – Financial Irregularities and Hidden City Fines**
 - Allegations: Failure to disclose fines to owners, irregular use of funds, potential embezzlement or misappropriation.
 - Status: Closed by DBPR, despite extensive documentation.
 4. **DBPR Case #2024039084 – Juda Eskew & Associates Accounting Complaint**
 - Allegations: Financial obfuscation, lack of transparency, refusal to release ledgers, inflated balances.
 - Status: AT General Counsel.
 5. **DBPR Case #2024040176 – Austro Construction & S&D Engineering Complaint**
 - Allegations: Misrepresentation about City requirements for windows, pressure to purchase from preferred vendor, building schedule manipulation.
 - Status: AT General Counsel.
 6. **DBPR Case #2024044370 – Sunrise Management Complaint (Dorin & Jay)**
 - Allegations: Harassment, interference with emergency repairs, coordinated intimidation with contractors.
 - Status: Filed 8/29/24, status pending.
 7. **DBPR Case #2024048977 – SLAPP Suit & Whistleblower Retaliation Complaint**
 - Allegations: Use of COA legal counsel and funds to attack whistleblower, repeated harassment of elected board member.
 - Status: Closed as outside DBPR jurisdiction, recommended for legal escalation.
 8. **DBPR Arbitration Case #2024-03-7824 – Records Request & Mismanagement**
 - Allegations: Denial of records access, interference in arbitration, retaliatory board practices.
 - Status: Voluntarily withdrawn due to lack of confidence in neutrality of the process.
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III. Patterns Supporting RICO Consideration

- **Coordination Across Entities:** Repeated cooperative action between Board officers, property manager (Sunrise), legal counsel (Hollander), accounting firm (Juda Eskew), and contractors (Austro, S&D Engineering).
 - **Systemic Retaliation:** Targeting whistleblower with suppression tactics, public defamation, restriction of meeting access, and misuse of community legal resources.
 - **Financial Misconduct:** Concealment of millions in potential fines, attempts to reclassify special assessment surpluses, shifting of construction budgets to avoid transparency.
 - **Suppression of Governance:** Disqualification of dissenting Board Members, refusal to vote on major issues, and falsification of meeting minutes to exclude debate.
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IV. Call to Action

Given the substantial body of evidence submitted to the DBPR, State Attorney's Office, Inspector General, Attorney General, and documented in 90+ YouTube videos, I am requesting:

1. Reopening and consolidation of closed DBPR complaints for comprehensive review.
2. A formal referral from the DBPR or AG to state-level law enforcement to evaluate potential RICO violations.
3. Legislative oversight to ensure future whistleblowers are not silenced under SLAPP tactics or loopholes in enforcement.

This submission includes citations of Florida Statutes:

- F.S. §718.1224 (SLAPP Protection)
 - F.S. §718.111(12) (Records Access)
 - F.S. §718.112(2)(c) (Board Vote Requirements)
 - F.S. §817.034 (Communications Fraud Act)
-

Prepared and Submitted By:

Shawn Martin, MBA
Whistleblower, Omega Villas Condominium Association

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> wrote:

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

To:

- Florida Attorney General Ashley Moody: citizenservices@myfloridalegal.com
- Office of the Inspector General, DBPR: oig@myfloridalicense.com
- City of Plantation Internal Affairs: IA@psd.plantation.org
- Plantation Police Chief Wayne Dorr: WDorr@psd.plantation.org
- Broward State Attorney's Office: TCollins@browardsao.com
- State Senators and Representatives: Emails listed above.
- Connie Fossi, NBC News: 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

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

From: Shawn Martin <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>

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