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

Sat, Apr 19, 2025 at 1:54 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>
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Dear State Officials,

I am writing to formally invoke my **statutory whistleblower defenses** under Florida law, and to assert protections afforded to me as a unit owner, resident, and elected member of the Omega Villas Condominium Association, Inc.

Over the course of several years—and particularly since 2023—I have reported **clear and ongoing violations** of Florida Statutes, local code, and fiduciary obligations involving the Omega Villas Board of Directors, legal counsel, and service providers. These reports were made in good faith and supported by video, email, and financial documentation. As a result of my efforts, I have faced escalating **retaliation, obstruction, and harassment**, as detailed below.

Whistleblower Protections (F.S. 718.1224)

Under **Florida Statute 718.1224**, I am protected from retaliation for:

- Filing formal complaints with the **DBPR**, State Attorney's Office, **Florida Bar**, and **Attorney General**.
- Submitting evidence to **NBC News** and engaging elected officials.
- Making public statements critical of the Association's conduct.
- Attempting to access official records (financials, permits, fines, contracts).
- Exercising my lawful rights in Board meetings and correspondence.

Instead of responding transparently to my concerns, Board members and legal counsel have:

- **Filed or supported retaliatory legal actions** (e.g., foreclosure without a Board vote).
- Used **association funds to attack** a known whistleblower.
- Refused to correct **false and defamatory claims** made publicly.
- Involved **law enforcement** to suppress my participation in open meetings.
- Attempted to bar me from Board meetings, shut down public comments, and suppress videos exposing misconduct.

Legal & Statutory Violations Supporting My Defense

These actions not only violate my whistleblower rights under F.S. 718.1224, but also reflect broader misconduct across the following statutes:

- **F.S. 718.112(2)(c)** – Legal actions (including foreclosure) taken without Board vote or recorded meeting authorization.
- **F.S. 718.111(12)** – Repeated denial or obstruction of access to financial and contract records.
- **F.S. 617.0830** – Breach of fiduciary duty by Board members who act in bad faith or self-interest.
- **Civil Rights & First Amendment** – Suppression of protected speech during community meetings.
- **Selective Enforcement** – Unequal application of rules, fees, and repairs to suppress dissent.

Summary of Documented Patterns of Retaliation

I have maintained extensive documentation—video, sworn statements, meeting transcripts, and official emails—of coordinated retaliation involving:

- The Board (led by President Patty Sabates and Treasurer Blaire Lapides).
- HOA Counsel Rhonda Hollander (subject of a now-closed Bar complaint).
- Management (Jay Pietrafetta, Sunrise Management).
- Construction contractors (Levy & Dorin, Austro Construction).
- Engineering and accounting firms (S&D Engineering, Juda Eskew).

The retaliation has included:

- Blocking emergency repairs to my unit despite prior lawsuits and ongoing leaks.
- Attempts to intimidate my licensed contractors on-site.
- Harassment in meetings and smear campaigns via WhatsApp and mailers.

- Failing to produce DBPR-required records for my arbitration and financial complaints.

Relief Requested

I ask that this formal **Whistleblower Defense Addendum** be added to my existing complaints, including:

- DBPR Case #2024048977 (SLAPP Suit)
- DBPR Case #2024038286 (Financial Control & Transparency)
- DBPR Case #2024019952 (Election Integrity)
- DBPR Case #2024040176 (Construction Fraud – Austro & S&D)
- DBPR Case #2024044370 (Sunrise Management Retaliation)

Additionally, I respectfully request:

1. A full review by the **Office of Inspector General** into whether DBPR properly handled these escalating patterns of retaliation.
2. Consideration of a formal **RICO investigation** or referral to a law enforcement body with jurisdiction.
3. Direct follow-up from the **Division of Condominiums and Mobile Homes** to affirm if whistleblower protections under F.S. 718.1224 were respected or violated in their past complaint closures.

Thank you for your time and attention to this matter. I remain committed to accountability and transparency for the homeowners of Omega Villas and will continue to exercise my legal rights until this systemic abuse is properly addressed.

Sincerely,

Shawn Martin, MBA

Omega Villas Unit Owner | Former Board Member

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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