
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Sat, Apr 19, 2025 at 2:10 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>

Dear State Authorities and Oversight Officials,

I am writing to formally escalate and consolidate my ongoing whistleblower concerns regarding serious patterns of retaliation, financial mismanagement, and suppression of owner rights within Omega Villas Condominium Association, Inc. in Plantation, Florida.

Despite submitting numerous detailed complaints to the Department of Business and Professional Regulation (DBPR) under multiple case numbers, including but not limited to:

- **Case #2024019952** – Board Election Complaint
- **Case #2024022587** – Unlicensed Activity & Fraud
- **Case #2024038286** – Financial Oversight Concerns
- **Case #2024039084** – Juda Eskew & Associates (Accounting)
- **Case #2024040176** – Austro & S&D Engineering
- **Case #2024044370** – Sunrise Management Misconduct
- **Case #2024048977** – SLAPP Suit Retaliation (Closed)
- **Case #2024-03-7824** – Arbitration (Withdrawn with Prejudice)

...I have been met with delays, case closures without meaningful engagement, or deferrals to agencies that also decline to act, citing jurisdictional limits.

What I Am Reporting Includes:

- Ongoing **retaliation** and obstruction of my rights as a unit owner and whistleblower, in violation of **F.S. 718.1224**.
- **Use of police officers to suppress dissent**, including removal of a sitting Board member (myself) from meetings for calling out financial discrepancies.
- Board efforts to **manipulate construction contracts**, suppress budget information, and **reallocate restricted funds**.
- Repeated obstruction of legal access to financial and maintenance records.
- **Unjust foreclosure attempts** without proper Board votes, in possible violation of **F.S. 718.112(2)(c)**.
- Local law enforcement and internal affairs (Plantation PD and BSO) have declined to launch investigations even after multiple official requests and video evidence.
- DBPR itself has closed cases referencing a lack of authority on criminal conduct, despite receiving exhaustive documentation.
- The **Florida Bar complaint** filed against Rhonda Hollander, the HOA's attorney, was closed without action despite significant evidence of abuse of process and attorney overreach.

Immediate Request for Action:

I am requesting that the appropriate agency take jurisdiction and investigate the cumulative evidence presented in these complaints. I further urge the **Office of the Inspector General, State Attorney General, and Ethics Commission** to step in where DBPR and local agencies have failed.

If no state agency can investigate this degree of alleged misconduct—what hope do Florida's 48,000+ condo associations have?

For Transparency: I am including members of the Florida Legislature and media representatives who are actively monitoring the situation. I welcome public scrutiny and stand by my record, documentation, and video evidence published on my [YouTube channel](#).

Respectfully,

Shawn Martin, MBA

Omega Villas Homeowner & Board Member

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Apr 19 2025, at 1:54 am, Shawn Martin <smartin@isccompany.net> wrote:

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

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Apr 19 2025, at 1:15 am, Shawn Martin <smartin@isccompany.net> wrote:

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.
-

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.
-

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

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

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/jcYwHuUkWJc> 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
ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

----- 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