



Shawn Martin <sem2000s@gmail.com>

RE: Shawn Martin's half truths need clarification

5 messages

Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Tue, Apr 22, 2025 at 12:57 PM

To: Shawn Martin <sem2000s@gmail.com>

Cc: Dorin Frai <dfrai@yahoo.com>, Levy Horvath <austrolevy@gmail.com>, "larry@s-deng.com" <larry@s-deng.com>, Fahruk Sayeed <fsayeed@s-deng.com>, Patty Sabates <psabates48@gmail.com>, Richard Otway <richard.otway@myfloridalicense.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "DBPR.GeneralCounsel@myfloridalicense.com" <dbpr.generalcounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <melanie.griffin@myfloridalicense.com>, "IA@psd.plantation.org" <ia@psd.plantation.org>, "WDorr@psd.plantation.org" <wdorr@psd.plantation.org>, "Matthew.Collie@myfloridalicense.com" <matthew.collier@myfloridalicense.com>

Mr. Martin

You lead people to believe that you currently have mold and damages in your unit, when the truth is that you sued the Association and **received \$35000 for your damages**, which you apparently did not use to fix your unit as you claim that the mold is growing etc, after payment was made and you were paid years ago. Enclosed is the **general release you signed** for the money received by Omega's insurance company. Moreover, you fail to understand or refuse to understand that the roof is the Association property and you are preventing the Association roofers from fixing the association roof and have had your own contractors (without providing notice, license or insurance to the Association) fixing the Association roof and damaging the roof. In fact, we sent you emails advising you of the damages your contractor caused at the time, and just in the last week, we demand access to your unit, provided you case law as to the fact you cannot condition the access and you have still failed and/or refused to allow the roofers to do their job and **you are the last unit literally stopping this job from being completed**.

As you continue to espouse half-truths about three pending DBPR complaints, I verified that information with the DBPR yesterday and I was advised that you have **ONE PENDING DBPR CASE** from the 2024 Omega Election where a monitor oversaw the election and we responded in 2024 and have not heard any conclusion.

Finally, the **Bar complaint you reference below was dismissed for no probable cause** a long time ago so to bring it up again is to mislead the government officials into believing that it still exists, which is not true. Moreover, there is no pending SLAPP suit against me or the Association as there is no basis for same.

The Association roofers are going to try and access your unit again today as they need entry to finish the job and you cannot place any conditions of their entry as they have a procedure they have followed and will continue to follow today just like they did with every other unit owner in the complex.

We appreciate your anticipated cooperation

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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From: Shawn Martin <sem2000s@gmail.com>
Sent: Tuesday, April 22, 2025 11:40 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; ashley.moody@gmail.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Collier@myfloridalicense.com; Press@MyFloridaLegal.com; katherinefernandezrundle@miamisao.com; sao17@sao17.state.fl.us
Subject: Subject: Escalation of Legal Investigations – RICO Violations and Retaliation Against Homeowners

Appropriate Subject Line Is: Escalation of Legal Investigations – RICO Violations and Retaliation Against Homeowners

Dear DBPR General Counsel and Federal to State Authorities,

I hope this message finds you well. I apologize in advance for this rather long email but I will be following up with a consolidation of all the different law violations included in summaries to date for tracking purposes to resolution!

Additionally, I am **including the U.S. State Attorney's Office** in this communication to ensure that the legal violations and ongoing issues at Omega Villas receive the appropriate level of attention. I am preparing a comprehensive package for federal review regarding potential **RICO violations** and other misconduct that may have widespread impacts on homeowners. By bringing these matters to the attention of both state and federal authorities, I am seeking a thorough investigation into the systemic issues and **alleged illegal activities** that have persisted under the current Board's governance.

I am writing to provide a comprehensive update on the ongoing issues at **Omega Villas Condominium Association**, which have required multiple complaints to the **DBPR** and have yet to be fully resolved. I apologize for the excessive emails you may have received, but I feel it is necessary to continue following up on these matters, as they remain unresolved.

Possible Retaliatory From HOA Legal Counsel:

Rhonda Hollander, acting as legal counsel for the **Omega Villas Condominium Association**, **allegedly** used the volume of emails I have sent, **specifically 18 emails as stated in her prior email below**, as a tactic to discredit my concerns and the concerns of this community. By focusing on the number of emails, she **may have sought** to portray me as excessively persistent or unreasonable, **allegedly** undermining the legitimacy of my complaints. This **alleged** tactic fits within a broader strategy of **obstruction** and **retaliation**, which includes **harassing** my contractors, hindering necessary repairs, and **allegedly preventing** transparency in addressing the financial and structural issues at Omega Villas. Additionally, Rhonda **may have made** it increasingly difficult for me to exercise my rights to proper documentation and reimbursement, **allegedly creating** barriers that not only affect my personal property but also reflect broader efforts to suppress whistleblowing and delay accountability.

In one such instance, she changed the subject of the email to **"Re: I AM SO SORRY FOR THIS LAST EMAIL TO YOU ALL BUT HAVE TO RESPOND TO MR. MARTIN AND GAIN ENTRY"**, which seemed to be an effort to paint my legitimate concerns as an inconvenience and to shift the focus away from the Board's negligence. **She is an attorney after all using any legal strategies for her client Omega Villas in my opinion rogue Officers!**

Given these actions, it is important that Rhonda Hollander's **collective actions** be thoroughly **investigated**, particularly in light of the **Florida Bar complaint** I filed against her and the **SLAPP suit complaint** related to her conduct. These complaints highlight a pattern of **alleged retaliation**, **misuse of legal authority**, and **potential attempts to suppress legitimate concerns**, all of which may warrant further scrutiny by the appropriate authorities.

DBPR Complaints:

To date, I have **many DBPR complaints with the DBPR from 2024**, **with three currently awaiting legal review at the DBPR's General Counsel's Office**. Unfortunately, these complaints have not led to satisfactory resolutions, as the **DBPR apparently lacks the proper authority** to address these significant issues effectively. Given this, I am now reaching out directly to you all collectively, hoping for assistance in resolving these ongoing problems without having to file more DBPR complaints that don't result in meaningful action.

Lawsuits:

The primary issues at hand are **allegedly unresolved roof leaks and mold damage** to my unit at Omega Villas. These leaks, which **may date back to 2008**, have caused **significant property damage** and health concerns. Despite numerous requests for repairs, the Board **may have failed to act** or properly acknowledge these issues.

In June 2023, I filed a lawsuit **COCE23037403**, which resulted in a settlement for interior damages caused by the roof leaks and mold. However, the Board allegedly failed to reimburse me for the \$4,000 I personally covered for emergency repairs which was not part of the settlement for exterior damages given the Board is responsible for common elements repairs. Yet, regardless of my efforts from bringing a billboard with huge images of my interior damages to meetings, they still took no action on my repairs! I have also faced retaliation for raising these concerns, including the obstruction of my contractors by Board members and management.

Photos of **My** interior damages from December 2023 to March 2024:

10/29/25, 7:58 PM

Gmail - RE: Shawn Martin's half truths need clarification



Furthermore, I have **allegedly completely renovated** the damaged areas of my unit to my master suite, guest bedroom and bathroom, including repairing the roof leaks and addressing the mold issues, but I required that any inspection be conducted under the understanding that any future repairs, reimbursements, or compensations would be governed by **proper documentation and approval from the Board as well as protecting my rights from frivolous retaliatory attacks to lawsuits**. I have taken this firm stance to ensure **transparency and accountability**, but the issues remain unresolved.

In addition to my own case, I am aware of several ongoing legal cases involving the **Omega Villas Condominium Association**, such as **CACE25003820**, **CACE25003895**, and **COCE23047236** (Beth Haines' lawsuit). These cases involve claims for damages ranging from **\$15,000 to \$75,000** for similar issues of failure to maintain property, including roof leaks and mold damage. These cases **may illustrate a pattern of misconduct** by the Board that affects multiple homeowners.

As evidence of the severity of the mold issues, please see the **attached images**, including those of the **mushrooms growing** inside my unit due to **alleged unresolved roof leaks** and moisture problems. These images further demonstrate the **health hazard** and **property damage** that may be caused by the Board's inaction.

Our community is **allegedly suffering** because of the ongoing **financial issues** resulting from the Board's **negligence in maintaining our properties** for so long. The failure to address these issues has **allegedly caused property damage** and may have led to an overall **deterioration of our community**, affecting the health, safety, and financial well-being of all homeowners.

Financial Issues:

- **\$4.85 Million to Austro:** The Association may have spent **approximately \$4.85 million** on construction services from **Astro Construction**, but **many of these services may have been substandard**, potentially leading to further repairs that should have been addressed initially.
- **\$993K in Current City of Plantation Fines:** The Association is currently facing **\$993,000** in fines from the **City of Plantation**, which may continue to grow, possibly exceeding **\$2 million** if the violations are not addressed promptly.
- **Alleged Unpaid Maintenance Fees:** Multiple homeowners have **allegedly fallen behind on their maintenance fees** due to **lack of trust** in the Board's ability to properly manage funds, which **may have created a financial strain** on the community.
- **Alleged Unnecessary Legal Costs:** The Board **may have incurred excessive legal fees** in defending itself against multiple lawsuits, which could have been avoided with proper management and addressing concerns in a timely manner.
- **Alleged Increased Assessment Fees:** The failure to maintain the property **may have resulted in the Board increasing assessment fees** for homeowners, further **exacerbating the financial burden** on residents. *Our collective maintenance fees for the annual budget to special assessments has been close to over \$1,000 for 2/2 and 3/2 bed/bath units since 2023. Yet, refer to back to my photos above of the living conditions many of us were placed in!*
- **Deferred Maintenance:** Due to **alleged lack of proper budgeting**, there has been **delayed maintenance** and **unfinished repairs**, resulting in **higher costs** for future repairs that could have been handled at a lower cost if addressed in a timely manner.
- **Alleged Mismanagement of Reserve Funds:** The reserve funds **may have been misused or misallocated**, leading to insufficient funds for future maintenance and repair projects, further compounding the community's financial challenges.
- **Alleged Declining Property Values:** The ongoing **neglect of repairs** and **failure to address mold and structural issues** may have led to a **decline in property values**, which hurts homeowners financially when trying to sell or refinance their units.

I am currently preparing a **package for submission** to the **U.S. Attorney's Office** to request federal intervention regarding these ongoing issues and possible **RICO violations**. I will include them in all future communications regarding this matter.

I am requesting that you all take immediate steps to resolve this situation, as the **failure to repair the leaks** and address these issues is not only damaging to my unit but could have a **widespread impact** on other 128 unit residents including those families who may be unaware of the severity of the situation.

Please review the attached materials and let me know how you intend to proceed. I am happy to provide further evidence if needed and expect a **timely response**.

Thank you for your attention to this matter.

Attachment:

Exhibit AA. Potential Legal Violations

Sincerely,

Shawn Martin
Board Member & Unit Owner – Omega Villas Condominium Association

Protected Whistleblower

On Mon, Apr 21, 2025 at 2:42 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Continued Retaliatory Harassment by Attorney Rhonda Hollander & Misuse of Case Law

Dear DBPR General Counsel and Oversight Authorities,

I am writing to formally document **another instance of apparent retaliatory behavior and legal harassment** by Attorney Rhonda Hollander, who represents the Omega Villas Condominium Association. In an email sent today to myself and a broad distribution list of state officials and media, Ms. Hollander again engaged in **aggressive mischaracterization, public intimidation, and legal manipulation** designed to harass me in my capacity as a unit owner and board member actively cooperating with ongoing state investigations.

The latest email contains:

- A baseless accusation that I am “physically threatening” vendors — **without evidence**.
- Claims that my emergency contractors acted “illegally,” despite the Association’s own refusal to act promptly, which forced me to fund emergency roofing repairs out of pocket.
- Citations to case law (*Park Lake Towers and Costa Bella Ass’n*), which she presents as binding precedent, when in fact they are non-binding **arbitration orders**. These cases are **not controlling legal authority** and are being misused to mislead state officials into believing that I have unlawfully denied access to my unit — when I have only sought **reasonable, well-documented conditions to ensure transparency and personal protection**.

It is important to reiterate:

- I have never denied access. I have **required reasonable oversight**, such as video documentation and limiting the number of inspectors inside my home at one time.
- I have **consistently allowed entry** for inspection purposes under fair terms that align with my safety and documentation needs — particularly given prior harassment and the Board’s coordinated retaliation against my licensed contractors.
- Ms. Hollander’s tone and legal threats — copied to numerous officials and media outlets — clearly indicate a **continued campaign to intimidate, discredit, and retaliate** against me for my whistleblower activities.

This is part of a broader pattern of abusive conduct, already under review by DBPR and other state agencies, in which the Association’s attorney has attempted to:

- Block emergency repairs
- Interfere with vendor relations
- Publicly misrepresent facts in formal correspondence
- Escalate legal costs to silence dissent and frustrate oversight

I respectfully request that the DBPR acknowledge this pattern of retaliation, and take into account the abuse of legal process being used as a shield for harassment. I continue to act in good faith, under documented recordkeeping, and in support of state authorities investigating irregularities within Omega Villas Condominium Association.

Please let me know if further documentation is needed, or if DBPR would prefer this matter escalated through additional legal or formal administrative review channels.

Sincerely,

Shawn Martin

Unit Owner & Board Member
Omega Villas Condominium Association

On Mon, Apr 21, 2025 at 12:41 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Martin

What you don't seem to realize is that the construction crew needs to take pictures of the entire interior of your unit to gage what, if anything, was damaged thereafter as a direct result of their work on the roof. You already sued the association and were paid \$35000 for interior damages from roof leaks and the Association must make sure that pictures are taken everywhere in your unit, so that they can compare the condition of your entire unit before they worked on the roof and then after the work is done. *This was done on every unit in the complex without a problem and you are the last and only one left.*

Moreover, we are glad that you finally provided information on the vendor that illegally worked on the Association roof over your unit without the Association knowledge or permission. Despite asking you for this information from the day we saw the vendor on the roof, you have failed and/or refused to give this information to the Association and have actually physically threatened the Association roofer when they asked you. This is another reason that they need to thoroughly inspect your property as we need to verify that the roofer, **Aztec Roofing & Repair, LLC, and J&A Roofing and General Contractors did not cause further damages, as the Association roofer was onsite replacing other roofs in the complex as part of the 40-year certification and could have made the repairs. You refused to use the Association contractor for “emergency repairs” and then refused to let the Association know what you did (which you reference in your timeline as “Contractor harassment” instead of “Contractor complying with Contract and association governing documentation”.)**

An impermissible denial of access occurs where a unit owner seeks to place conditions upon the association's access to his or her unit. Park Lake Towers Condo. Ass'n, Inc. v. Halley, Arb. Case No. 2003-08-3367, Amended Final Order on Motions for Attorney's Fees (January 28, 2004) (Where the association sought access to the respondent's unit in order to fix a plumbing assembly, and where the respondent directed that the association would only be permitted access upon providing proof of insurance and a valid building permit, the respondent was held to have denied access to the unit.) Unit owners may be required to provide the Association with keys to their units, because the right of access is for the protection of all units within a building and the owner of one unit may not be available to give permission at the time of an emergency. Costa Bella Ass'n, Inc. v. Scuteri, Arb. Case No. 02-4624, Final Order (June 7, 2002)

For all of these reasons and the supporting case law, you cannot limit the basis for entry as that is considered a denial of access. There is no legal basis to limit only one to enter for the inspection or place any condition of the inspection per the case law. The documentation you attached proves that you have treated the contractors in the past incorrectly (and all of the vendors frankly). The contractor will need

two sets of eyes to do the inspection and take pictures and there is no way with the litigious manner that you engage in daily, that one person is going into your unit. There will be at least two people to make sure that they can document by taking pictures of what they see and they will need corroborating testimony to anything you are going to claim as you are already making baseless allegations daily to every government agency and wasting everyone's time and Association money. There has yet to be any factual or legal basis for your arguments to date. You continuously provide half-truths which are completely misleading to the agencies to whom you insist on sending daily emails. You are welcome to continue to video tape anything you want as you do daily anyway, and they will be doing the same.

As was provided to you previously, the case law is clear that you cannot make conditions for the entry of your unit. By placing conditions on the entry you are denying access against the law.

Frankly, if you didn't antagonize the vendors and continuously start fights with them with your half truths and insinuations, then their jobs would get done faster and they will be out of your way. By antagonizing them and trying to start a fight, you are the person who should agree to not say anything while they are on site. In fact, it would probably be best that you have one of your many friends watch over the site and you leave completely as your comments and actions are the reason that any hostility happens.

You have the case law supporting this position. Demanding that the DBPR confirm this is unreasonable and will cost the Association a \$1000 a day for your delays.

As a member of the board, we expect you to comply with your fiduciary duty and allow unconditional entry into your unit today.

Every government agent and all media outlets that you have emailed, can certainly respond should they have legal support for your position as we are confident that we are factually and legally correct in our demands.

So far, no one has responded to the 18 emails you sent TODAY and therefore, we believe that as a board member you are breaching your fiduciary duty as you are causing daily fines to continue and attorney's fees and costs to be incurred for something that has been spelled out to you in writing AND for which THE ENTIRE COMMUNITY HAS COOPERATED except you.

GOVERN YOURSELF ACCORDINGLY.

Rhonda Hollander, Esq.

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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From: Shawn Martin <sem2000s@gmail.com>
Sent: Monday, April 21, 2025 10:57 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polsky <polsky.tina@flsenate.gov>; Office of Senator Sharief <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; Melanie.Griffin@myfloridalicense.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Collier@myfloridalicense.com; ethics@leg.state.fl.us; Press@MyFloridaLegal.com; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; patricia.williams@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov
Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT 1760 NW 73 Ave, Plantation - Conditions for Inspection

Subject: Clarification & Request for Guidance on Unit Entry Rights – Omega Villas / Exhibits N, & R-T Follow-Up to Request for Escalation!

Dear All State Authorities,

I am writing to supplement my ongoing complaints regarding the Omega Villas Condominium Association and its ongoing handling of unit access and retaliation matters. This communication specifically responds to a letter I received from the Association's attorney, Rhonda Hollander, on April 22, 2025.

In the letter, Ms. Hollander states that a unit owner "cannot place conditions on entry," citing several arbitration cases. However, I believe this oversimplifies the law and disregards several critical facts that apply to my unique and well-documented situation, including:

1. **My status as an elected Board Member and whistleblower**, with formal complaints already submitted to DBPR, the Office of Inspector General, and other agencies.
2. **Video-recorded harassment and interference** by Association agents, including Mr. Dorin Frai and other parties, which has directly obstructed licensed emergency repairs at my unit (see Exhibits R-T & N).
3. **The fact that I did not deny access**, but instead provided lawful written notice outlining behavioral expectations and legal boundaries, which included:
 - That the visit would be recorded;
 - That access be limited to areas of previously reported damage;
 - That persons with a documented history of harassment (e.g., Mr. Frai) not conduct the visit without a neutral third party.

At no time did I deny access to the Association. In fact, Mr. Frai was granted access after receiving my notice — which he acknowledged on video — and declined to proceed with the inspection. However, he stated that he would "go over the letter with the HOA attorney," suggesting an intent to challenge even basic personal and legal boundaries. YouTube video documenting this event: <https://youtube.com/shorts/qoaPlvyZp7U>

Furthermore, the Association's repeated reliance on legal threats to "seek relief" or claim financial liability has had a **chilling effect**, resulting in **delays to critical roof repairs** and furthering the ongoing pattern of retaliation and obstruction documented in my filings.

Request for Clarification

I respectfully request that DBPR provide:

- Clarification on whether a homeowner may **lawfully record an inspection** inside their own home;
- Clarification on whether a homeowner may request that **neutral or professional parties** perform the inspection in place of a person who has previously interfered with emergency work;
- Guidance on whether attorney Hollander's statements reflect current DBPR policy when the unit owner is also an elected Board member who has filed formal complaints.

This is not a case of simply withholding entry — it is one of **preserving safety, transparency, and legal accountability** in the face of documented and escalating retaliation.

Thank you for your continued attention to this matter. I am available to provide video evidence, contractor documentation, and supporting legal exhibits upon request.

Attachments:

- **Exhibits N, and R-T documenting potential harassment to retaliation against owner and whistleblower!**
- **INSPECTION BOUNDARIES AND ACCESS NOTICE Letter Given to Dorin on 4.21.25.**

Sincerely,

Shawn Martin, MBA

Board Member & Unit Owner – Omega Villas Condominium Association

On Mon, Apr 21, 2025 at 9:21 AM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Martin

Please let me reiterate what was already in our letter. You cannot place conditions on the right to entry!

The right of access is irrevocable and numerous excuses for failing to provide access have been rejected by the Department of Business and Professional Regulation's Condominium Section. See *Costa Bella Assoc., Inc. v. Simmons*, et al, Arb. Case No. 02-4624, Final Order (June 7, 2002) (in light of the irrevocable nature of the right of association access, numerous defenses have been considered and rejected, including: distrust of association personnel, fear that property will be damaged or stolen by persons gaining access, and even the claim that the owner keeps national defense secrets secured in his unit).

An impermissible denial of access occurs where a unit owner seeks to place conditions upon the association's access to his or her unit. *Park Lake Towers Condo. Ass'n, Inc. v. Halley*, Arb. Case No. 2003-08-3367, Amended Final Order on Motions for Attorney's Fees (January 28, 2004) (Where the association sought access to the respondent's unit in order to fix a plumbing assembly, and where the respondent directed that the association would only be permitted access upon providing proof of insurance and a valid building permit, the respondent was held to have denied access to the unit.)

Unit owners may be required to provide the Association with keys to their units, because the right of access is for the protection of all units within a building and the owner of one unit may not be available to give permission at the time of an emergency. *Costa Bella Ass'n, Inc. v. Scuteri*, Arb. Case No. 02-4624, Final Order (June 7, 2002)

YOU CANNOT PLACE CONDITIONS ON ENTRY. IF YOU REFUSE TO ALLOW ENTRY WE WILL BE FORCED TO SEEK RELIEF as you are holding up the certification and the Association is being fined daily by the City!

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

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NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Dorin Frai <dfrai@yahoo.com>

Sent: Monday, April 21, 2025 9:14 AM

To: Levy Horvath <austrolevy@gmail.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>; larry@s-deng.com

Cc: Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; Shawn Martin <sem2000s@gmail.com>

Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT 1760 NW 73 Ave, Plantation - Conditions for Inspection

Please see attached conditions imposed by Mr. Martin for the scheduled interior inspection. Mr. Martin wants me to agree to these conditions prior to entering his unit.

Please advise what course of action to take.

Dorin Frai

Cel 954-663-5944

On Saturday, April 19, 2025 at 04:52:36 PM EDT, Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Complaint Regarding Abuse of Authority, Civil Rights Violations, and Failure to Enforce Code – Omega Villas Condominium & City of Plantation

To Whom It May Concern,

I am submitting this formal complaint to the Office of Inspector General regarding a pattern of misconduct involving the Omega Villas Condominium Association (Plantation, FL), its legal counsel Rhonda Hollander (a former City of Plantation judge), and the City of Plantation's code enforcement and public meeting conduct.

I am a homeowner and duly elected Board Member of Omega Villas. I have experienced and documented the following:

- **Ongoing retaliation** for whistleblowing, including harassment, denial of record access, and smear campaigns.
- **Unlawful removal from a City of Plantation public meeting** while discussing issues involving the Association — the incident is publicly available on YouTube: <https://www.youtube.com/watch?v=0Yn9UNtg9Ag>
- **Failure by the City of Plantation** to enforce known code violations, citations, and permitting irregularities associated with Phase 2 construction and roofing at Omega Villas since 2008.
- **Conflict of interest and influence concerns** related to Attorney Rhonda Hollander, who previously served as a City of Plantation Judge and is now possibly representing the Association against homeowners.

I have submitted documentation and summary exhibits to the DBPR, the State Attorney General, and media representatives. However, due to the breadth and depth of the potential misconduct — spanning both local government inaction and HOA abuse — I believe this warrants an **independent investigation by the Office of Inspector General**.

Attached or [available upon request](#):

- Summary of RICO-related issues
- Evidence of code violation inaction
- Photos, emails, and legal filings
- Video documentation of City meeting removal

I am requesting that the OIG formally investigate whether there has been a violation of law, abuse of power, or coordinated negligence between private counsel, HOA officials, and City departments.

Sincerely,

Shawn Martin

Board Member & Unit Owner – Omega Villas Condominium Association

On Sat, Apr 19, 2025 at 4:16 PM Shawn Martin <sem2000s@gmail.com> wrote:

NOTICE OF INTENT TO PURSUE LEGAL ACTION

To: Mayor Nick Sortal

From: Shawn Martin, Omega Villas Unit Owner & Elected Board Member

Date: April 2025

Subject: Notice of Intent to Pursue Legal Action Against the City of Plantation for Civil Rights Violations and Municipal Negligence

Dear Mayor Sortal,

Please note that Attorney Rhonda Hollander, who currently represents the Omega Villas Condominium Association and has been centrally involved in the matters addressed in this letter, is a **former City of Plantation Judge**. This prior role raises significant concerns regarding potential conflicts of interest and the appearance of undue influence over City actions and enforcement responses in this matter.

This letter shall serve as formal notice of my intent to pursue legal action against the City of Plantation for possible violations of my constitutional and statutory rights, as well as its ongoing failure to enforce critical municipal codes directly affecting the safety and governance of the Omega Villas Condominium Association.

1. Unlawful Removal from Public Meeting

On or about May 22, 2024, I was forcibly removed from a City of Plantation public meeting while addressing documented concerns related to widespread misconduct and potential fraud within the Omega Villas Condominium Association. This action, captured on publicly available video, appears to constitute a violation of my First Amendment rights and Florida's public meeting laws. At the time of removal, I was not engaging in any disorderly conduct, but rather fulfilling my civic duty by reporting verifiable concerns.

2. City's Failure to Enforce Longstanding Code Violations

Numerous unresolved citations, fines, and documented safety violations — particularly involving Phase 2 of Omega Villas — have been allowed to persist by the City of Plantation for over a decade. These violations include:

- Unauthorized or unpermitted construction
- Open mold and flood-related damage to multiple units
- Lack of final inspections and failure to address structural deficiencies

Despite repeated communications and evidence submitted to City departments, enforcement actions remain minimal, inconsistent, or absent entirely.

3. Resulting Harm and Exposure

The combination of civil rights interference and municipal inaction has resulted in:

- Personal financial harm (approx. \$4,000+ in emergency repair costs)
- Public defamation and targeting as a whistleblower
- Potential exposure to hazardous living conditions caused by unchecked code violations

4. Relief and Action Requested

I respectfully request a formal written response addressing:

- The basis for my removal from the public meeting, including who authorized the action
- Any policies or protocols related to speaker removal and public comment
- An update on all outstanding Phase 2 code enforcement cases

Absent a timely and transparent resolution, I intend to pursue formal legal action and request state-level investigation into the City's conduct and enforcement record in this matter. For reference, the incident involving my removal from the public meeting can be viewed at the following YouTube link: <https://www.youtube.com/watch?v=0Yn9UNtg9Ag&t=2s>

Please treat this notice with the seriousness it warrants.

Sincerely,

Shawn Martin

Omega Villas Board Member & Homeowner

On Sat, Apr 19, 2025 at 4:07 PM Shawn Martin <sem2000s@gmail.com> wrote:

NOTICE OF INTENT TO PURSUE LEGAL ACTION

To: Mayor Nick Sortal

From: Shawn Martin, Omega Villas Unit Owner & Elected Board Member

Date: April 2025

Subject: Notice of Intent to Pursue Legal Action Against the City of Plantation for Civil Rights Violations and Municipal Negligence

Dear Mayor Sortal,

This letter shall serve as formal notice of my intent to pursue legal action against the City of Plantation for possible violations of my constitutional and statutory rights, as well as its ongoing failure to enforce critical municipal codes directly affecting the safety and governance of the Omega Villas Condominium Association.

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Please treat this notice with the seriousness it warrants.

Sincerely,

Shawn Martin

Omega Villas Board Member & Homeowner

On Sat, Apr 19, 2025 at 2:47 PM Shawn Martin <sem2000s@gmail.com> wrote:

I apologize but I included the incorrect Exhibit, please see attached! Thanks for your support on these sensitive matters impacting our 128 plus families in this community!

On Sat, Apr 19, 2025 at 2:31 PM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please find attached an updated summary outlining what appears to be a coordinated pattern of misconduct, obstruction, and potential racketeering activities involving the Omega Villas Condominium Association, its legal counsel, and affiliated vendors.

The attached **RICO Summary** is intended to support ongoing inquiries, filings, and agency reviews. This version reflects a more moderated tone and includes nine categorized areas of concern, ranging from whistleblower retaliation and legal interference to construction oversight issues and financial transparency matters. I have done my best to phrase each item respectfully while still raising the critical concerns supported by evidence.

Key points include:

- Alleged retaliation following whistleblower disclosures
- Apparent abuse of foreclosure processes and permitting irregularities
- Concerns surrounding construction modifications, including unapproved additions and misrepresented window requirements
- Longstanding fines, code enforcement citations, and undisclosed municipal liabilities

All source documentation, photographs, emails, contractor correspondence, and relevant exhibits (A through P) are available upon request. I remain committed to transparency, factual accuracy, and supporting lawful resolution of these matters.

Thank you for your continued attention and willingness to investigate these patterns. Please confirm receipt of this message and attachment.

Sincerely,

Shawn Martin

Board Member & Unit Owner – Omega Villas Condominium Association

On Sat, Apr 19, 2025 at 11:42 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Notice Regarding Continued Interference and Documented Retaliation – Unit 1760, Omega Villas

Dear Ms. Hollander,

This correspondence is to formally reiterate that your continued legal posturing, obstruction, and interference with my efforts to restore habitability to my home at Unit #48, Omega Villas, are part of a documented and escalating pattern of retaliatory conduct. Your actions have already been subject to multiple state-level escalations, legal filings, and evidentiary submissions under the Florida Whistleblower Act and Civil RICO frameworks.

You are reminded that you are not my legal representative, and you have no standing to direct or interfere with my licensed contractors or the necessary emergency repairs I personally funded in response to the Association's failure to act. Any continued attempts to reframe lawful emergency mitigation efforts as improper will be considered further retaliation.

I have already submitted detailed complaints and evidentiary packets to state authorities, which include the following communications and summaries of your conduct:

Summary of Escalated Communications Regarding Your Involvement:

In addition to the communications below, your email dated **February 21, 2024**, where you interfered with my emergency contractors and questioned the legitimacy of their licensed repairs, has been documented. This interference occurred **after my home was listed for sale in August 2023** in excellent condition, as shown in Realtor.com and MLS photos.

Major leaks and mold intrusion began shortly after **Austro Construction accessed my roof in November 2023** for a permit inspection that was never acted upon because the construction schedule was changed.

We possess **videos, exhibits, and photographic documentation** demonstrating:

- The pristine pre-damage condition of my home
- The timing and causation linked to Austro's roof activity
- The pattern of negligence and retaliation that followed

1. RICO Summary Email to State Authorities (April 2024):

Subject: *RICO Pattern Escalation: Selective Enforcement, Harassment, and Deliberate Neglect of Unit Repairs*

- Documented your pattern of targeting my emergency roof repairs while ignoring the Association's negligence.

2. Consolidated RICO Complaint Draft (April 2024):

Subject: *Summary of Hollander's Legal Attacks and Retaliatory Conduct Against Homeowner*

- Included your failure to acknowledge or support lawful repairs, your obstruction of reimbursement, and your ongoing attempt to discredit my contractors.

3. Rhonda Retaliation Summary (Exhibit N):

- Your attempts to delay and suppress records requests under Chapter 718
- Efforts to block emergency repairs
- Coordination with Dorin Frai and Jay Pietrafetta in deflecting liability and gaslighting the scope of damage

4. Legal Evidence Summary Sent to DBPR and State Attorney (April 2024):

- Included screenshots of communications between you and my attorney Omid John
- Statements where you refused reasonable negotiation regarding reimbursement and liability for health and safety hazards

5. Whistleblower Protection Escalation (Pending):

- You are named in the timeline of retaliatory acts against a sitting Board Member and whistleblower, tied to legal threats and reputational attacks involving my licensed contractors

In addition, I am preparing a final submission packet with 100+ pages of photographic and documentary evidence, including:

- Date-stamped photos of damage progression
- Emergency contractor communications
- Video footage of unauthorized actions and statements
- Recordings and witness logs from interactions related to your directives

Going forward, any further attempt to mischaracterize my repairs, block my legal rights, or coordinate defamatory narratives with Austro Construction or management will be submitted directly to state regulators, law enforcement, and media contacts who are now tracking this case.

I will not respond to legal speculation or further deflection. You are on record.

Sincerely,

Shawn Martin

Unit #48, Omega Villas
Whistleblower & Board Member

On Sat, Apr 19, 2025 at 1:46 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Consolidated Formal Escalation of HOA Misconduct & Request for State Oversight – Omega Villas Condominium Association

Dear State Officials and Media Representatives,

I am submitting this consolidated escalation to ensure full visibility and accountability for the multiple state-level complaints, retaliatory behaviors, and legal irregularities ongoing at the Omega Villas Condominium Association, Inc., located in Plantation, FL. The following serious concerns have been supported by evidence, public documentation, and multiple complaint filings.

1. Pattern of Retaliation Against Whistleblowers As a Board Member and whistleblower, I have experienced documented retaliation for raising concerns about potential financial irregularities, transparency violations, election interference, and conflicts of interest. These include:

- Harassment of licensed contractors repairing my unit.
- Unlawful attempts to restrict my speaking rights during meetings.
- Weaponization of official Association communications to discredit me.
- Use of Association counsel and management services to personally target whistleblowers.

2. Legal Representation and Questionable Conduct – Attorney Rhonda Hollander Attorney Hollander has engaged in the following concerning behaviors:

- Issued threatening communications to discourage whistleblower reporting.
- Misused Association legal resources to intimidate owners and deflect from Board accountability.
- Involved in aggressive foreclosure enforcement lacking proper Board authorization (i.e., no vote held or documented for the case of Angel Muniz).
- Was the subject of a Florida Bar complaint, which although closed without action, reflects a pattern of concern requiring continued oversight.

3. Construction Mismanagement and Possible Vendor Collusion Vendors including Austro Construction and S&D Engineering have allegedly:

- Misrepresented City of Plantation permitting requirements to force window purchases.
- Received Board support in misinforming owners and shifting blame for structural issues.
- Used aggressive sales and repair tactics while failing to meet emergency response obligations.
- Been linked to disorderly behavior on property and unlicensed or misdirected repairs.

4. City and Law Enforcement Gaps Despite repeated outreach:

- The City of Plantation Police Department has failed to investigate reported financial irregularities, despite attending numerous meetings where retaliation and harassment occurred.
- The Broward County Sheriff's Office and State Attorney's Office (Margaret Carpenter) deferred any action pending a law enforcement referral, leaving a gap in criminal accountability.

5. Accumulated Financial Risk and Ongoing Harm

- The Association faces over **\$2.4 million in potential fines** from the City of Plantation.
- Emergency repairs and insurance claims are being mishandled, putting homes and lives at risk.
- Association resources are being funneled into possible unauthorized legal actions, improper contracting, and suppressing internal dissent.

Legislative & Agency Action Requested:

- Immediate review and reopening of closed DBPR cases.
- Assignment of a special investigator or Inspector General oversight.
- Engagement from the Florida Attorney General's Public Integrity Unit.
- Support from state lawmakers to close the gaps in agency jurisdiction, especially around 718.1224 SLAPP protection.

Media Oversight: As these matters continue to be neglected or downplayed, I've submitted evidence to media representatives, including investigative reporter **Connie Fossi (NBC News)**, to ensure public accountability.

I am available for any follow-up, and I am prepared to provide a comprehensive timeline of documentation, links to over 100 publicly archived videos, certified correspondence, legal filings, and community witness statements.

Respectfully, Shawn Martin, MBA

Board Member & Unit Owner, Omega Villas Condominium Association
(954) 716-0915

On Sat, Apr 19, 2025 at 1:33 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Officials,

I am writing to formally escalate a series of ongoing concerns involving Attorney Rhonda Hollander, who currently represents the Omega Villas Condominium Association, Inc. in Plantation, FL. I believe her conduct, in coordination with certain members of the Board of Directors and Association vendors, warrants formal oversight and investigation at the state level.

Below is a summary of her actions and the negative impact on our community:

1. Foreclosure Actions Without Proper Board Authorization:

- Hollander has initiated or facilitated foreclosure proceedings (e.g., Case of Angel Muniz) without evidence of a Board vote, as required under F.S. §718.112(2)(c).
- Inflated balances presented to homeowners include unsubstantiated fees and attorney costs without formal notice or vote.

2. Retaliatory Threats Against Whistleblowers (F.S. §718.1224):

- Issued demand letters and threats aimed at Shawn Martin, a Board Member and whistleblower, after he raised issues about vendor conduct, fines, and record suppression.
- These actions appear to violate Florida's SLAPP suit protections under F.S. §718.1224.

3. Use of Legal Resources to Silence Dissent:

- Hollander has repeatedly acted in the interest of a rogue Board faction, enabling policies and actions that suppress opposing views, violate transparency, and discourage unit owner participation.
- Her letters have been used as tools of intimidation, not neutral legal advisement.

4. Collaboration with Problematic Vendors:

- Supported Austro Construction and Sunrise Management in pushing unlawful window replacements on unit owners and defending damage-causing activities, even after city clarification disproved the need for replacements.
- This support may constitute legal facilitation of coercive or deceptive practices.

5. Bar Complaint and Accountability Gap:

- A Florida Bar complaint was filed against Hollander citing these behaviors. Despite extensive documentation, the case was closed without apparent full review.
- The lack of resolution has emboldened her continued participation in what may amount to retaliatory and unethical conduct.

6. Legal Exposure and Erosion of Community Trust:

- Hollander's ongoing conduct places the Association at risk of legal action, reduces faith in legal neutrality, and compromises the fiduciary obligations of the Board she serves.

Given that multiple DBPR complaints and other legal efforts have been closed or ignored despite substantial evidence (video footage, state agency communications, unit owner statements), I respectfully request:

1. That this conduct be reviewed in conjunction with existing or new RICO or criminal fraud investigations involving the Omega Villas Board.
2. That an appropriate oversight authority or law enforcement agency review her actions to determine if professional misconduct or criminal abuse has occurred.

3. That any further foreclosure action undertaken without proper documentation be paused and reviewed by the State.

Should you require links to video documentation, sworn affidavits, or board meeting recordings, I can provide these upon request.

Respectfully,

Shawn Martin, MBA
Omega Villas Homeowner & Board Member

On Sat, Apr 19, 2025 at 1:23 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Authorities,

I am submitting this formal request for review and further investigation of Attorney **Rhonda Hollander**, legal counsel for Omega Villas Condominium Association. The information contained herein outlines **potential violations of Florida law, SLAPP protections, ethical conduct codes, and misuse of legal resources** in her actions toward myself, a whistleblower and elected Board Member.

Allegations and Concerns:

1. Use of Association Counsel in Retaliation Against Whistleblower

Attorney Hollander sent letters and coordinated actions to pressure and intimidate me after I began publicly documenting what I believe to be corruption and mismanagement. This appears to violate **Florida Statute §718.1224**, which prohibits retaliation against condo unit owners.

2. Misuse of Legal Authority

Her actions included attempts to suppress financial transparency, support questionable construction practices, and silence homeowner dissent. This may violate:

- **Rule 4-3.1** – Frivolous or non-meritorious actions.
- **Rule 4-4.4** – Use of legal means to burden a third party.
- **Rule 4-8.4(d)** – Conduct prejudicial to justice.

3. Collaboration With Vendors Under Legal Scrutiny

Hollander has acted as an intermediary between the Board and Austro Construction, S&D Engineering, and Sunrise Management Company. All three entities have active complaints lodged for questionable conduct including possible fraud or misrepresentation.

4. Failure to Inform Homeowners of Financial Risk

Evidence shows Ms. Hollander failed to disclose material financial risks, including over **\$1.8 million in accruing City of Plantation fines** during the Association's 40-Year Recertification project.

5. Conflict of Interest and Ethical Bias

Her communications strongly suggest bias toward select Board members rather than neutral representation of the Association as a whole. This conflict should be investigated.

6. Repeated Intimidation Tactics in Meetings and Legal Filings

This includes threats of foreclosure, obstruction of emergency repairs, and attempts to use city enforcement agencies against me as retaliation for protected speech.

7. Previously Closed Florida Bar Complaint May Have Missed Key Evidence

Although a prior Florida Bar complaint was closed, additional evidence has emerged, including:

- DBPR complaints outlining coordinated retaliation
- Video and email documentation of her legal threats and behavior in open Board meetings

Requested Actions:

- Immediate review by the **Office of Inspector General (DBPR)** of Ms. Hollander's actions.
- Referral to the **Florida Bar** with all newly presented evidence for further discipline.
- Legislative oversight or referral to **Florida Attorney General's Office** if DBPR or the Bar decline action.
- Inquiry into any misuse of **legal billing** and Association funds for retaliatory purposes.

This request supplements the ongoing RICO, SLAPP, and financial misconduct documentation already submitted to DBPR and various legislative bodies.

Please confirm receipt and let me know if additional evidence or testimony is required.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Association (Unit Owner & Board Member)

On Sat, Apr 19, 2025 at 1:08 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Officials and Public Oversight Authorities,

I am writing to formally request that the State of Florida initiate a comprehensive investigation into what appears to be a pattern of legal misconduct, professional abuse of power, and unethical retaliation carried out by legal counsel and certain board members of the Omega Villas Condominium Association.

Although I previously submitted a Florida Bar complaint against attorney Rhonda Hollander — specifically outlining misuse of legal threats and COA/HOA funds against me as a whistleblower — the complaint was unfortunately closed without disciplinary action. I am asking that this matter be re-reviewed in light of cumulative evidence that continues to surface.

Attorney Hollander, who serves as legal counsel for the Omega Villas Board, has been directly tied to:

- Use of Board legal power to suppress emergency repairs to my unit following roof damage.
- Involvement in coordination with Austro Construction and Sunrise Management during repeated personal attacks and denial of emergency maintenance (documented via photos, emails, and public meetings).
- Attempts to block my rightful participation and representation as a unit owner and elected Board Member — actions that may constitute retaliatory conduct under Florida Statute §718.1224.
- Multiple legal notices and threats aimed at silencing community concerns, interfering with whistleblower protections, and chilling public participation.

Applicable Statutes for Escalation Include:

- **Florida Statute §718.1224:** Prohibition against SLAPP suits and retaliatory actions.
- **Florida Statute §718.111(12):** Violations involving refusal to release official records or misuse of records access rules.
- **Florida Statute §718.112(2)(c):** Requirement for proper Board voting and recorded actions, potentially violated in recent foreclosure authorizations.
- **Florida Statute §817.034:** Florida Communications Fraud Act — if financial misrepresentations or coercion are found through official legal communications or special assessment notices.

I believe that continued coordination between the DBPR, the Florida Bar, the Office of the Attorney General, and law enforcement is warranted. This case has gone beyond civil HOA disputes and now touches on systemic misuse of power and breach of fiduciary responsibility.

I respectfully request that this complaint be referred for further investigation under the appropriate jurisdiction. I remain available to provide testimony, documents, and over 90 published videos documenting misconduct.

Thank you for your attention to this serious matter.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Association
Whistleblower & Elected Board Member

On Sat, Apr 19, 2025 at 12:51 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Response Regarding Coordinated Entry and Legislative Oversight

Dear Ms. Hollander, Mr. Frai, and Respected Officials,

This email serves as my formal response regarding the recent request for coordinated access.

To clarify: **I granted Dorin Frai entry into my unit** for inspection purposes. This was done in good faith to support proper documentation of my unit's condition prior to any work performed. I have complied appropriately under my rights as both a unit owner and a sitting Board Member.

Retaliatory Conduct & Ongoing Concerns

Despite my cooperation, I remain alarmed by the broader pattern of **targeted retaliation and orchestrated suppression** directed toward me since raising concerns about governance and transparency.

While a prior Florida Bar complaint against Ms. Hollander was closed, this in no way erases the public record of the attacks I have endured — including meeting disruptions, legal intimidation tactics, and the use of association vendors and resources to harass or undermine my rights and responsibilities.

I also continue to document behavior that may qualify as discriminatory or retaliatory under **Florida Statute §718.1224**, including direct interference with emergency roof repairs, suppression of official records, and obstruction of speech during official board meetings.

Legislative Involvement & Escalation

I have already provided detailed communications to elected officials and investigative journalists — including Senator Jason Pizzo, members of the Florida House and Senate, and investigative reporter Connie Fossi of NBC News — outlining serious concerns regarding the conduct of this Board, its vendors, and its attorney.

Furthermore, the **City of Plantation Police Department has been contacted more than 10 times** with little or no responsive action, despite several officers being present at Board Meetings where rights violations and disruptive behavior were captured on video. Attempts to file a formal complaint with the Broward Sheriff's Office were referred back to Plantation PD, including matters now known to the Internal Affairs Division.

Final Notes

Let this serve as official record of the following:

- **Entry was granted** to Dorin Frai in the interest of cooperation.
- I will continue to assert my rights under Florida Statutes and constitutional protections.
- Any future coordination or communication should proceed through formal written requests, with full transparency and proper documentation.

I respectfully request all agencies copied here continue to monitor this situation and act where appropriate. I will not be intimidated or silenced, and I remain committed to protecting my rights, my home, and the broader community.

Respectfully,

Shawn Martin, MBA

Board Member – Omega Villas Condominium Association

smartin@isccompany.net | (954) 716-0915

On Fri, Apr 18, 2025 at 6:19 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Thank you.

Dorin please coordinate for Monday if possible. Since it is a long weekend and our office is closed, but you are welcome to contact my cell phone Dorin if you need any help. Otherwise, if you have an idea of when you will be available, please reply to this email if you see it before Monday.

Rhonda

From: Shawn Martin <sem2000s@gmail.com>

Sent: Friday, April 18, 2025 12:16 PM

To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polsky <polsky.tina@flsenate.gov>; Office of Senator Sharief <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; Melanie.Griffin@myfloridalicense.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Collier@myfloridalicense.com; ethics@leg.state.fl.us; Press@MyFloridaLegal.com

Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT

Subject: Conditional Approval for Scheduled Unit Access – Unit #48

Dear Ms. Hollander,

I will **allow Austro scheduled access to my unit on Monday, April 21, 2025**, for the limited purpose of pre-roof inspection and photo documentation.

Please confirm the time on Monday that Austro will arrive.

Sincerely,

Shawn Martin, MBA

Protected Whistleblower @ Omega Villas Condo Association

On Thu, Apr 17, 2025 at 5:16 PM Shawn Martin <sem2000s@gmail.com> wrote:

All,

There are also a few more Emails that the new list of State Authorities should be aware of. I submitted this RICO based background request for investigation plus some other notable exhibits relating to these ongoing matters here at Omega Villas. Further evidence is available upon the respective State Authorities request. *However, we do need an official investigation (possibly criminal investigation) into matters that appear to be red flags here at Omega Villas for Financial Fraud to Evictions not properly handled to other matters that are very serious in nature!* We hope that the news monitors us as a case study for these developments that may be happening in other HOAs/COAs in South Florida!

Thanks for your anticipated responses!

-Shawn Martin, MBA

Protected Whistleblower for Omega Villas Condominium Association

On Thu, Apr 17, 2025 at 5:01 PM Shawn Martin <sem2000s@gmail.com> wrote:

More Attachments for the record that all State Authority parties should be aware of.

And the latest video on our Money Situation here at Omega Villas:

◆ Topic: Loan Update & Line of Credit Decision

<https://youtu.be/jeYwHuUkWJc>

Presented by: Carol Eskew (accountant)

◆ **Background:**

- Omega Villas took out a **\$4.6 million construction loan** with a **24-month line of credit**.
- **\$757,000** was prepaid by homeowners who paid their share in full.
- After accounting for prepaid amounts, approximately **\$3.7 million** was available to draw from the loan.

◆ **Current Status (as of March 31, 2025):**

- **\$1.44 million** has already been drawn from the loan.
- **\$2,252,715.12** remains available to be drawn.

◆ **Upcoming Deadline:**

- The **line of credit expires August 31, 2025**.
- The Board must decide **by mid-August** how to proceed.

◆ **Additional Notes:**

- Carol emphasizes that due to **permit delays** (common in many cities), it is **unlikely the project will finish by the August 31 deadline**.
- Four draws had been made by March 31, 2025, with a **fifth draw expected in April**.
- There is uncertainty around whether remaining funds are sufficient to complete the project due to lack of an updated **construction budget**.

On Thu, Apr 17, 2025 at 4:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Rejection of Inspection Request & Harassment Report – Omega Villas Unit #48

Dear Ms. Hollander,

This email serves to formally **decline the inspection request** for entry into my unit at 1760 NW 73 Ave #48, Plantation, FL. I will not be granting access to any parties at this time due to ongoing **retaliatory actions, harassment, and manipulation** by members of the Omega Villas Board of Directors, including your own continued participation in these matters. My decision is fully supported by evidence that has already been submitted to the Department of Business and Professional Regulation (DBPR), Senator Jason Pizzo, and other State Authorities.

Your letter dated April 17, 2025 is not only misleading and coercive, it also continues a long pattern of targeted intimidation. Specifically:

- You falsely imply that I received \$35,000 in insurance proceeds related to roof damage, when in reality, those funds were part of a broader settlement related to prior structural issues, not current repair obligations.
- You conveniently omit that I was **forced to spend approximately \$4,000 out of pocket** on **emergency roof repairs** after the Association **refused to pay** and instead **enabled and encouraged the harassment of my licensed General Contractors** while they attempted to perform necessary repairs.
- You continue to improperly weaponize Florida Statutes and arbitration cases unrelated to the facts of this situation, all while ignoring the Association's long history of **delayed maintenance, selective enforcement, and retaliatory governance**.

Your involvement, combined with the public actions of other Board Members like Elizabeth Palen—who falsely accused me of making threats involving a firearm during a March 25th Board Meeting—are part of a pattern of **orchestrated retaliation and character assassination**. These actions are now subject to **RICO review and pending investigation** by

multiple State Authorities.

Let me be clear: this is not a refusal based on obstruction. This is a refusal grounded in my right to protect myself from further harassment, gaslighting, and procedural abuse. Until a neutral, lawful, and **State-supervised framework** can be established for any access or inspection process, I **will not engage in a process designed to intimidate, defame, or entrap**.

This matter, including your conduct and that of the Board, is being escalated for **formal review by the DBPR, the Florida State Attorney's Office, and other appropriate authorities**. A copy of my RICO Statement and attached evidence has been submitted to those agencies and is re-attached here for your records.

If further attempts are made to compel access or threaten legal action, I am fully prepared to assert all legal defenses and pursue counterclaims under applicable State and Federal protections.

Sincerely,

Shawn Martin, MBA

Protected Whistleblower and Owner @ Omega Villas Condominium Association

On Thu, Apr 17, 2025 at 4:05 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon

Enclosed is the Association's demand for access your unit, per the Florida Statutes and the Association governing documents.

Have a nice weekend as this office will be closed tomorrow due to the holidays.

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

6 attachments



image001.jpg
4958K



image002.jpg
3315K



image003.jpg
3444K



image004.jpg
3352K

doc00154420230517155156.pdf
2872K

20230630_Claim No. 1584307 SM Notarized(1).PDF
86K

Shawn Martin <sem2000s@gmail.com>
 To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>
 Cc: Dorin Frai <dfrai@yahoo.com>, Levy Horvath <austrolevy@gmail.com>, "larry@s-deng.com" <larry@s-deng.com>, Fahruk Sayeed <fsayeed@s-deng.com>, Patty Sabates <psabates48@gmail.com>, Richard Otway <richard.otway@myfloridalicense.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "DBPR.GeneralCounsel@myfloridalicense.com" <dbpr.generalcounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <melanie.griffin@myfloridalicense.com>, "IA@psd.plantation.org" <ia@psd.plantation.org>, "WDorr@psd.plantation.org" <wdorr@psd.plantation.org>, "Matthew.Collier@myfloridalicense.com" <matthew.collier@myfloridalicense.com>

Tue, Apr 22, 2025 at 2:27 PM

Rhonda,

I am writing to formally address and dispute several misrepresentations made in your recent email regarding my claims, the ongoing issues at **Omega Villas**, and the actions I have taken as a unit owner and Board member.

1. Mold and Damage Claims:

In your below email, you **misrepresented** my current claims regarding mold and damage in my unit. I want to clarify that the **\$35,000 settlement** I received in **August 2023** was specifically for interior damages resulting from roof leaks, **less attorney fees**. This settlement did **not** cover the **\$4,000 in emergency repairs** that I personally paid for, which were necessary due to continued roof leaks. **As you are aware, Omega Villas is responsible for roof repair as a common element.** While the mold issue was **eradicated by August 2024**, the **Board's failure to address the roof repairs** and common elements has left unresolved structural issues.

It is concerning that you have a continued habit of **misrepresenting facts** and **distorting** the situation in your communications. These misrepresentations appear to me to be a part of a broader pattern of obstruction and **retaliation**, **which seeks to undermine the legitimacy of the issues I've raised**, including the ongoing failure of the Board to address property damage and misconduct.

2. Roof Repair Interference:

Your assertion that I have **prevented the Association's roofers** from completing their work is both inaccurate and misleading. The contractors I hired were engaged out of **necessity**, as the **Board's roofers** had not responded to the urgency of the repairs. I ensured that all contractors were **properly licensed and insured**, and I followed proper procedures to **notify** the Association. Any damage caused by my contractors was not intentional and should be seen as the result of the **Board's failure to address the issue promptly**.

Additionally, I have made it clear that **future repairs and inspections** should be governed by **proper documentation and approval from the Board** to avoid further retaliation or mismanagement. The focus of my efforts has always been to ensure **transparency** and **accountability**, not to hinder the Association's work.

3. DBPR Complaints:

You stated that I have only one **pending DBPR case** and that it is related to the **2024 election**, which is irrelevant to my current claims. This is **incorrect**. I have **multiple DBPR complaints** pending regarding the **Board's failure to maintain common elements** and **financial mismanagement**. You may have **verified** the election complaint, but it is critical that the **Board's actions** are properly investigated, and I will continue to pursue these claims.

4. Bar Complaint and SLAPP Suit:

Your statement that the **Bar complaint** was dismissed for **no probable cause** is misleading. While the complaint may have been closed, it is important to note that this does **not diminish the validity** of the issues raised. As I have previously stated, these matters are still relevant to the broader context of **Board misconduct**. Similarly, the **SLAPP suit** is ongoing, and your dismissal of it as baseless **does not make it go away**. I continue to stand by my efforts to protect myself from **frivolous legal actions** and **retaliation**.

5. Access to My Unit:

While you claim that the **Association roofers** need access to my unit, I want to reaffirm that **any access** to my unit must be conducted under the condition of **proper notice** and **documentation**. The assertion that I have **no right to place conditions** on access is incorrect and **disregards my rights** as a unit owner. I have always been cooperative and open to necessary repairs, as long as they are handled appropriately.

Conclusion:

I ask that you **correct the misrepresentations** made in your email and acknowledge the **real issues** at hand, which continue to be **unresolved**. The **Board's inaction**, combined with your **retaliatory tactics**, have led to significant harm to my property, finances, and well-being. I will continue to pursue all available legal remedies, including **further complaints, RICO investigations, and SLAPP protections**.

Please consider this email as a formal **dispute** of the inaccurate statements you made, and I expect a **timely and constructive response** moving forward. If necessary, I will escalate this issue further to ensure that my rights and the rights of all homeowners at **Omega Villas** are upheld.

Thank you for your attention to these matters.

Sincerely,

Shawn Martin

Board Member & Unit Owner – Omega Villas Condominium Association

Protected Whistleblower

On Tue, Apr 22, 2025 at 12:58 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Martin

You lead people to believe that you currently have mold and damages in your unit, when the truth is that you sued the Association and **received \$35000 for your damages**, which you apparently did not use to fix your unit as you claim that the mold is growing etc, after payment was made and you were paid years ago. Enclosed is the **general release you signed** for the money received by Omega's insurance company. Moreover, you fail to understand or refuse to understand that the roof is the Association property and you are preventing the Association roofers from fixing the association roof and have had your own contractors (without providing notice, license or insurance to the Association) fixing the Association roof and damaging the roof. In fact, we sent you emails advising you of the damages your contractor caused at the time, and just in the last week, we demand access to your unit, provided you case law as to the fact you cannot condition the access and you have still failed and/or refused to allow the roofers to do their job and **you are the last unit literally stopping this job from being completed**.

As you continue to espouse half-truths about three pending DBPR complaints, I verified that information with the DBPR yesterday and I was advised that you have **ONE PENDING DBPR CASE** from the 2024 Omega Election where a monitor oversaw the election and we responded in 2024 and have not heard any conclusion.

Finally, the **Bar complaint you reference below was dismissed for no probable cause** a long time ago so to bring it up again is to mislead the government officials into believing that it still exists, which is not true. Moreover, there is no pending SLAPP suit against me or the Association as there is no basis for same.

The Association roofers are going to try and access your unit again today as they need entry to finish the job and you cannot place any conditions of their entry as they have a procedure they have followed and will continue to follow today just like they did with every other unit owner in the complex.

We appreciate your anticipated cooperation

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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From: Shawn Martin <sem2000s@gmail.com>
Sent: Tuesday, April 22, 2025 11:40 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; ashley.moody@gmail.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Coller@myfloridalicense.com; Press@MyFloridaLegal.com; katherinefernandezrundle@miamisao.com; sao17@sao17.state.fl.us
Subject: Subject: Escalation of Legal Investigations – RICO Violations and Retaliation Against Homeowners

Appropriate Subject Line Is: Escalation of Legal Investigations – RICO Violations and Retaliation Against Homeowners

Dear DBPR General Counsel and Federal to State Authorities,

I hope this message finds you well. I apologize in advance for this rather long email but **I will be following up with a consolidation of all the different law violations included in summaries to date for tracking purposes to resolution!**

Additionally, I am **including the U.S. State Attorney's Office** in this communication to ensure that the legal violations and ongoing issues at Omega Villas receive the appropriate level of attention. I am preparing a comprehensive package for federal review regarding potential **RICO violations** and other misconduct that may have widespread impacts on homeowners. By bringing these matters to the attention of both state and federal authorities, I am seeking a thorough investigation into the systemic issues and **alleged illegal activities** that have persisted under the current Board's governance.

I am writing to provide a comprehensive update on the ongoing issues at **Omega Villas Condominium Association**, which have required multiple complaints to the **DBPR** and have yet to be fully resolved. I apologize for the excessive emails you may have received, but I feel it is necessary to continue following up on these matters, as they remain unresolved.

Possible Retaliatory From HOA Legal Counsel:

Rhonda Hollander, acting as legal counsel for the **Omega Villas Condominium Association**, **allegedly** used the volume of emails I have sent, **specifically 18 emails as stated in her prior email below**, as a tactic to discredit my concerns and the concerns of this community. By focusing on the number of emails, she **may have sought** to portray me as excessively persistent or unreasonable, **allegedly** undermining the legitimacy of my complaints. This **alleged** tactic fits within a broader strategy of **obstruction** and **retaliation**, which includes **harassing** my contractors, hindering necessary repairs, and **allegedly preventing** transparency in addressing the financial and structural issues at Omega Villas. Additionally, Rhonda **may have made** it increasingly difficult for me to exercise my rights to proper documentation and reimbursement, **allegedly creating** barriers that not only affect my personal property but also reflect broader efforts to suppress whistleblowing and delay accountability.

In one such instance, she changed the subject of the email to "**Re: I AM SO SORRY FOR THIS LAST EMAIL TO YOU ALL BUT HAVE TO RESPOND TO MR. MARTIN AND GAIN ENTRY**", which seemed to be an effort to paint my legitimate concerns as an inconvenience and to shift the focus away from the Board's negligence. **She is an attorney after all using any legal strategies for her client Omega Villas in my opinion rogue Officers!**

Given these actions, it is important that Rhonda Hollander's **collective actions** be thoroughly **investigated**, particularly in light of the **Florida Bar complaint** I filed against her and the **SLAPP suit complaint** related to her conduct. These complaints highlight a pattern of **alleged retaliation, misuse of legal authority, and potential attempts to suppress legitimate concerns**, all of which may warrant further scrutiny by the appropriate authorities.

DBPR Complaints:

To date, I have **many DBPR complaints with the DBPR from 2024**, with **three currently awaiting legal review at the DBPR's General Counsel's Office**. Unfortunately, these complaints have not led to satisfactory resolutions, as the **DBPR apparently lacks the proper authority** to address these significant issues effectively. Given this, I am now reaching out directly to you all collectively, hoping for assistance in resolving these ongoing problems without having to file more DBPR complaints that don't result in meaningful action.

Lawsuits:

The primary issues at hand are **allegedly unresolved roof leaks and mold damage** to my unit at Omega Villas. These leaks, which **may date back to 2008**, have caused **significant property damage** and health concerns. Despite numerous requests for repairs, the Board **may have failed to act** or properly acknowledge these issues.

In June 2023, I filed a lawsuit COCE23037403, which resulted in a settlement for interior damages caused by the roof leaks and mold. However, the Board **allegedly failed to reimburse** me for the **\$4,000** I personally covered for **emergency repairs which was not part of the settlement for exterior damages given the Board is responsible for common elements repairs**. Yet, regardless of my efforts from bringing a billboard with huge images of my interior damages to meetings, they still took no action on my repairs! I have also faced **retaliation** for raising these concerns, including the **obstruction of my contractors** by Board members and management.

Photos of my interior damages from December 2023 to March 2024:



Furthermore, I have **allegedly completely renovated** the damaged areas of my unit to my master suite, guest bedroom and bathroom, including repairing the roof leaks and addressing the mold issues, but I required that any inspection be conducted under the understanding that any future repairs, reimbursements, or compensations would be governed by **proper documentation and approval from the Board as well as protecting my rights from frivolous retaliatory attacks to lawsuits**. I have taken this firm stance to ensure **transparency and accountability**, but the issues remain unresolved.

In addition to my own case, I am aware of several ongoing legal cases involving the **Omega Villas Condominium Association**, such as **CACE25003820**, **CACE25003895**, and **COCE23047236** (Beth Haines' lawsuit). These cases involve claims for damages ranging from **\$15,000 to \$75,000** for similar issues of failure to maintain property, including roof leaks and mold damage. These cases **may illustrate a pattern of misconduct** by the Board that affects multiple homeowners.

As evidence of the severity of the mold issues, please see the **attached images**, including those of the **mushrooms growing** inside my unit due to **alleged unresolved roof leaks** and moisture problems. These images further demonstrate the **health hazard** and **property damage** that may be caused by the Board's inaction.

Our community is **allegedly suffering** because of the ongoing **financial issues** resulting from the Board's **negligence in maintaining our properties** for so long. The failure to address these issues has **allegedly caused property damage** and may have led to an overall **deterioration of our community**, affecting the health, safety, and financial well-being of all homeowners.

Financial Issues:

- **\$4.85 Million to Austro:** The Association may have spent **approximately \$4.85 million** on construction services from **Austro Construction**, but **many of these services may have been substandard**, potentially leading to further repairs that should have been addressed initially.
- **\$993K in Current City of Plantation Fines:** The Association is currently facing **\$993,000** in fines from the **City of Plantation**, which may continue to grow, possibly exceeding **\$2 million** if the violations are not addressed promptly.
- **Alleged Unpaid Maintenance Fees:** Multiple homeowners have **allegedly fallen behind on their maintenance fees** due to **lack of trust** in the Board's ability to properly manage funds, which **may have created a financial strain** on the community.
- **Alleged Unnecessary Legal Costs:** The Board **may have incurred excessive legal fees** in defending itself against multiple lawsuits, which could have been avoided with proper management and addressing concerns in a timely manner.
- **Alleged Increased Assessment Fees:** The failure to maintain the property **may have resulted in the Board increasing assessment fees** for homeowners, further exacerbating the **financial burden** on residents. *Our collective maintenance fees for the annual budget to special assessments has been close to over \$1,000 for 2/2 and 3/2 bed/bath units since 2023. Yet, refer to back to my photos above of the living conditions many of us were placed in!*
- **Deferred Maintenance:** Due to **alleged lack of proper budgeting**, there has been **delayed maintenance and unfinished repairs**, resulting in **higher costs** for future repairs that could have been handled at a lower cost if addressed in a timely manner.
- **Alleged Mismanagement of Reserve Funds:** The reserve funds **may have been misused or misallocated**, leading to insufficient funds for future maintenance and repair projects, further compounding the community's financial challenges.
- **Alleged Declining Property Values:** The ongoing **neglect of repairs and failure to address mold and structural issues** may have led to a **decline in property values**, which hurts homeowners financially when trying to sell or refinance their units.

I am currently preparing a **package for submission** to the **U.S. Attorney's Office** to request federal intervention regarding these ongoing issues and possible **RICO violations**. I will include them in all future communications regarding this matter.

I am requesting that you all take immediate steps to resolve this situation, as the **failure to repair the leaks** and address these issues is not only damaging to my unit but could have a **widespread impact** on other 128 unit residents including those families who may be unaware of the severity of the situation.

Please review the attached materials and let me know how you intend to proceed. I am happy to provide further evidence if needed and expect a **timely response**.

Thank you for your attention to this matter.

Attachment:

Exhibit AA. Potential Legal Violations

Sincerely,

Shawn Martin
Board Member & Unit Owner – Omega Villas Condominium Association

Protected Whistleblower

On Mon, Apr 21, 2025 at 2:42 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Continued Retaliatory Harassment by Attorney Rhonda Hollander & Misuse of Case Law

Dear DBPR General Counsel and Oversight Authorities,

I am writing to formally document **another instance of apparent retaliatory behavior and legal harassment** by Attorney Rhonda Hollander, who represents the Omega Villas Condominium Association. In an email sent today to myself and a broad distribution list of state officials and media, Ms. Hollander again engaged in **aggressive mischaracterization, public intimidation, and legal manipulation** designed to harass me in my capacity as a unit owner and board member actively cooperating with ongoing state investigations.

The latest email contains:

- A baseless accusation that I am “physically threatening” vendors — **without evidence**.
- Claims that my emergency contractors acted “illegally,” despite the Association’s own refusal to act promptly, which forced me to fund emergency roofing repairs out of pocket.
- Citations to case law (*Park Lake Towers* and *Costa Bella Ass’n*), which she presents as binding precedent, when in fact they are non-binding **arbitration orders**. These cases are **not controlling legal authority** and are being misused to mislead state officials into believing that I have unlawfully denied access to my unit — when I have only sought **reasonable, well-documented conditions to ensure transparency and personal protection**.

It is important to reiterate:

- I have never denied access. I have **required reasonable oversight**, such as video documentation and limiting the number of inspectors inside my home at one time.
- I have **consistently allowed entry** for inspection purposes under fair terms that align with my safety and documentation needs — particularly given prior harassment and the Board’s coordinated retaliation against my licensed contractors.
- Ms. Hollander’s tone and legal threats — copied to numerous officials and media outlets — clearly indicate a **continued campaign to intimidate, discredit, and retaliate** against me for my whistleblower activities.

This is part of a broader pattern of abusive conduct, already under review by DBPR and other state agencies, in which the Association's attorney has attempted to:

- Block emergency repairs
- Interfere with vendor relations
- Publicly misrepresent facts in formal correspondence
- Escalate legal costs to silence dissent and frustrate oversight

I respectfully request that the DBPR acknowledge this pattern of retaliation, and take into account the abuse of legal process being used as a shield for harassment. I continue to act in good faith, under documented recordkeeping, and in support of state authorities investigating irregularities within Omega Villas Condominium Association.

Please let me know if further documentation is needed, or if DBPR would prefer this matter escalated through additional legal or formal administrative review channels.

Sincerely,

Shawn Martin

Unit Owner & Board Member
Omega Villas Condominium Association

On Mon, Apr 21, 2025 at 12:41 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Martin

What you don't seem to realize is that the construction crew needs to take pictures of the entire interior of your unit to gage what, if anything, was damaged thereafter as a direct result of their work on the roof. You already sued the association and were paid \$35000 for interior damages from roof leaks and the Association must make sure that pictures are taken everywhere in your unit, so that they can compare the condition of your entire unit before they worked on the roof and then after the work is done. *This was done on every unit in the complex without a problem and you are the last and only one left.*

Moreover, we are glad that you finally provided information on the vendor that illegally worked on the Association roof over your unit without the Association knowledge or permission. Despite asking you for this information from the day we saw the vendor on the roof, you have failed and/or refused to give this information to the Association and have actually physically threatened the Association roofer when they asked you. This is another reason that they need to thoroughly inspect your property as we need to verify that the roofer, **Aztec Roofing & Repair, LLC, and J&A Roofing and General Contractors did not cause further damages, as the Association roofer was onsite replacing other roofs in the complex as part of the 40-year certification and could have made the repairs. You refused to use the Association contractor for "emergency repairs" and then refused to let the Association know what you did (which you reference in your timeline as "Contractor harassment" instead of "Contractor complying with Contract and association governing documentation".)**

An impermissible denial of access occurs where a unit owner seeks to place conditions upon the association's access to his or her unit. Park Lake Towers Condo. Ass'n, Inc. v. Halley, Arb. Case No. 2003-08-3367, Amended Final Order on Motions for Attorney's Fees (January 28, 2004) (Where the association sought access to the respondent's unit in order to fix a plumbing assembly, and where the respondent directed that the association would only be permitted access upon providing proof of insurance and a valid building permit, the respondent was held to have denied access to the unit.) Unit owners may be required to provide the Association with keys to their units, because the right of access is for the protection of all units within a building and the owner of one unit may not be available to give permission at the time of an emergency. Costa Bella Ass'n, Inc. v. Scuteri, Arb. Case No. 02-4624, Final Order (June 7, 2002)

For all of these reasons and the supporting case law, you cannot limit the basis for entry as that is considered a denial of access. There is no legal basis to limit only one to enter for the inspection or place any condition of the inspection per the case law. The documentation you attached proves that you have treated the contractors in the past incorrectly (and all of the vendors frankly). The contractor will need two sets of eyes to do the inspection and take pictures and there is no way with the litigious manner that you engage in daily, that one person is going into your unit. There will be at least two people to make sure that they can document by taking pictures of what they see and they will need corroborating testimony to anything you are going to claim as you are already making baseless allegations daily to every government agency and wasting everyone's time and Association money. There has yet to be any factual or legal basis for your arguments to date. You continuously provide half-truths which are completely misleading to the agencies to whom you insist on sending daily emails. You are welcome to continue to video tape anything you want as you do daily anyway, and they will be doing the same.

As was provided to you previously, the case law is clear that you cannot make conditions for the entry of your unit. By placing conditions on the entry you are denying access against the law.

Frankly, if you didn't antagonize the vendors and continuously start fights with them with your half truths and insinuations, then their jobs would get done faster and they will be out of your way. By antagonizing them and trying to start a fight, you are the person who should agree to not say anything while they are on site. In fact, it would probably be best that you have one of your many friends watch over the site and you leave completely as your comments and actions are the reason that any hostility happens.

You have the case law supporting this position. Demanding that the DBPR confirm this is unreasonable and will cost the Association a \$1000 a day for your delays.

As a member of the board, we expect you to comply with your fiduciary duty and allow unconditional entry into your unit today.

Every government agent and all media outlets that you have emailed, can certainly respond should they have legal support for your position as we are confident that we are factually and legally correct in our demands.

So far, no one has responded to the 18 emails you sent TODAY and therefore, we believe that as a board member you are breaching your fiduciary duty as you are causing daily fines to continue and attorney's fees and costs to be incurred for something that has been spelled out to you in writing AND for which THE ENTIRE COMMUNITY HAS COOPERATED except you.

GOVERN YOURSELF ACCORDINGLY.

Rhonda Hollander, Esq.

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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From: Shawn Martin <sem2000s@gmail.com>
Sent: Monday, April 21, 2025 10:57 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polksy <polsky.tina@flsenate.gov>; Office of Senator Sharief <sharief.barbara.web@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisadunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Coller@myfloridalicense.com; ethics@leg.state.fl.us; Press@MyFloridaLegal.com; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; patricia.williams@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov
Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT 1760 NW 73 Ave, Plantation - Conditions for Inspection

Subject: Clarification & Request for Guidance on Unit Entry Rights – Omega Villas / Exhibits N, & R-T Follow-Up to Request for Escalation!

Dear All State Authorities,

I am writing to supplement my ongoing complaints regarding the Omega Villas Condominium Association and its ongoing handling of unit access and retaliation matters. This communication specifically responds to a letter I received from the Association's attorney, Rhonda Hollander, on April 22, 2025.

In the letter, Ms. Hollander states that a unit owner "cannot place conditions on entry," citing several arbitration cases. However, I believe this oversimplifies the law and disregards several critical facts that apply to my unique and well-documented situation, including:

1. **My status as an elected Board Member and whistleblower**, with formal complaints already submitted to DBPR, the Office of Inspector General, and other agencies.
2. **Video-recorded harassment and interference** by Association agents, including Mr. Dorin Frai and other parties, which has directly obstructed licensed emergency repairs at my unit (see Exhibits R-T & N).
3. **The fact that I did not deny access, but instead provided lawful written notice outlining behavioral expectations and legal boundaries, which included:**
 - That the visit would be recorded;
 - That access be limited to areas of previously reported damage;
 - That persons with a documented history of harassment (e.g., Mr. Frai) not conduct the visit without a neutral third party.

At no time did I deny access to the Association. In fact, Mr. Frai was granted access after receiving my notice — which he acknowledged on video — and declined to proceed with the inspection. However, he stated that he would "go over the letter with the HOA attorney," suggesting an intent to challenge even basic personal and legal boundaries. YouTube video documenting this event: <https://youtube.com/shorts/qoaPlvyZp7U>

Furthermore, the Association's repeated reliance on legal threats to "seek relief" or claim financial liability has had a **chilling effect**, resulting in **delays to critical roof repairs** and furthering the ongoing pattern of retaliation and obstruction documented in my filings.

Request for Clarification

I respectfully request that DBPR provide:

- Clarification on whether a homeowner may **lawfully record an inspection** inside their own home;
- Clarification on whether a homeowner may request that **neutral or professional parties** perform the inspection in place of a person who has previously interfered with emergency work;
- Guidance on whether attorney Hollander's statements reflect current DBPR policy when the unit owner is also an elected Board member who has filed formal complaints.

This is not a case of simply withholding entry — it is one of **preserving safety, transparency, and legal accountability** in the face of documented and escalating retaliation.

Thank you for your continued attention to this matter. I am available to provide video evidence, contractor documentation, and supporting legal exhibits upon request.

Attachments:

- **Exhibits N, and R-T documenting potential harassment to retaliation against owner and whistleblower!**
- **INSPECTION BOUNDARIES AND ACCESS NOTICE Letter Given to Dorin on 4.21.25.**

Sincerely,

Shawn Martin, MBA

Board Member & Unit Owner – Omega Villas Condominium Association

On Mon, Apr 21, 2025 at 9:21 AM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Martin

Please let me reiterate what was already in our letter. You cannot place conditions on the right to entry!

The right of access is irrevocable and numerous excuses for failing to provide access have been rejected by the Department of Business and Professional Regulation's Condominium Section. See *Costa Bella Assoc., Inc. v. Simmons*, et al, Arb. Case No. 02-4624, Final Order (June 7, 2002) (in light of the irrevocable nature of the right of association access, numerous defenses have been considered and rejected, including: distrust of association personnel, fear that property will be damaged or stolen by persons gaining access, and even the claim that the owner keeps national defense secrets secured in his unit).

An impermissible denial of access occurs where a unit owner seeks to place conditions upon the association's access to his or her unit. *Park Lake Towers Condo. Ass'n, Inc. v. Halley*, Arb. Case No. 2003-08-3367, Amended Final Order on Motions for Attorney's Fees (January 28, 2004) (Where the association sought access to the respondent's unit in order to fix a plumbing assembly, and where the respondent directed that the association would only be permitted access upon providing proof of insurance and a valid building permit, the respondent was held to have denied access to the unit.)

Unit owners may be required to provide the Association with keys to their units, because the right of access is for the protection of all units within a building and the owner of one unit may not be available to give permission at the time of an emergency. *Costa Bella Ass'n, Inc. v. Scuteri*, Arb. Case No. 02-4624, Final Order (June 7, 2002)

YOU CANNOT PLACE CONDITIONS ON ENTRY. IF YOU REFUSE TO ALLOW ENTRY WE WILL BE FORCED TO SEEK RELIEF as you are holding up the certification and the **Association is being fined daily by the City!**

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
314 S. Federal Highway
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com

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From: Dorin Frai <dfrai@yahoo.com>
Sent: Monday, April 21, 2025 9:14 AM
To: Levy Horvath <austrolevy@gmail.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>; larry@s-deng.com
Cc: Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; Shawn Martin <sem2000s@gmail.com>
Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT 1760 NW 73 Ave, Plantation - Conditions for Inspection

Please see attached conditions imposed by Mr. Martin for the scheduled interior inspection. Mr. Martin wants me to agree to these conditions prior to entering his unit.

Please advise what course of action to take.

Dorin Frai

Cel 954-663-5944

On Saturday, April 19, 2025 at 04:52:36 PM EDT, Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Complaint Regarding Abuse of Authority, Civil Rights Violations, and Failure to Enforce Code – Omega Villas Condominium & City of Plantation

To Whom It May Concern,

I am submitting this formal complaint to the Office of Inspector General regarding a pattern of misconduct involving the Omega Villas Condominium Association (Plantation, FL), its legal counsel Rhonda Hollander (a former City of Plantation judge), and the City of Plantation's code enforcement and public meeting conduct.

I am a homeowner and duly elected Board Member of Omega Villas. I have experienced and documented the following:

- **Ongoing retaliation** for whistleblowing, including harassment, denial of record access, and smear campaigns.
- **Unlawful removal from a City of Plantation public meeting** while discussing issues involving the Association — the incident is publicly available on YouTube: <https://www.youtube.com/watch?v=0Yn9UNtg9Ag>
- **Failure by the City of Plantation** to enforce known code violations, citations, and permitting irregularities associated with Phase 2 construction and roofing at Omega Villas since 2008.
- **Conflict of interest and influence concerns** related to Attorney Rhonda Hollander, who previously served as a City of Plantation Judge and is now possibly representing the Association against homeowners.

I have submitted documentation and summary exhibits to the DBPR, the State Attorney General, and media representatives. However, due to the breadth and depth of the potential misconduct — spanning both local government inaction and HOA abuse — I believe this warrants an **independent investigation by the Office of Inspector General**.

Attached or [available upon request](#):

- Summary of RICO-related issues
- Evidence of code violation inaction
- Photos, emails, and legal filings
- Video documentation of City meeting removal

I am requesting that the OIG formally investigate whether there has been a violation of law, abuse of power, or coordinated negligence between private counsel, HOA officials, and City departments.

Sincerely,

Shawn Martin

Board Member & Unit Owner – Omega Villas Condominium Association

On Sat, Apr 19, 2025 at 4:16 PM Shawn Martin <sem2000s@gmail.com> wrote:

NOTICE OF INTENT TO PURSUE LEGAL ACTION

To: Mayor Nick Sortal

From: Shawn Martin, Omega Villas Unit Owner & Elected Board Member

Date: April 2025

Subject: Notice of Intent to Pursue Legal Action Against the City of Plantation for Civil Rights Violations and Municipal Negligence

Dear Mayor Sortal,

Please note that Attorney Rhonda Hollander, who currently represents the Omega Villas Condominium Association and has been centrally involved in the matters addressed in this letter, is a **former City of Plantation Judge**. This prior role raises significant concerns regarding potential conflicts of interest and the appearance of undue influence over City actions and enforcement responses in this matter.

This letter shall serve as formal notice of my intent to pursue legal action against the City of Plantation for possible violations of my constitutional and statutory rights, as well as its ongoing failure to enforce critical municipal codes directly affecting the safety and governance of the Omega Villas Condominium Association.

1. Unlawful Removal from Public Meeting

On or about May 22, 2024, I was forcibly removed from a City of Plantation public meeting while addressing documented concerns related to widespread misconduct and potential fraud within the Omega Villas Condominium Association. This action, captured on publicly available video, appears to constitute a violation of my First Amendment rights and Florida's public meeting laws. At the time of removal, I was not engaging in any disorderly conduct, but rather fulfilling my civic duty by reporting verifiable concerns.

2. City's Failure to Enforce Longstanding Code Violations

Numerous unresolved citations, fines, and documented safety violations — particularly involving Phase 2 of Omega Villas — have been allowed to persist by the City of Plantation for over a decade. These violations include:

- Unauthorized or unpermitted construction
- Open mold and flood-related damage to multiple units
- Lack of final inspections and failure to address structural deficiencies

Despite repeated communications and evidence submitted to City departments, enforcement actions remain minimal, inconsistent, or absent entirely.

3. Resulting Harm and Exposure

The combination of civil rights interference and municipal inaction has resulted in:

- Personal financial harm (approx. \$4,000+ in emergency repair costs)

- Public defamation and targeting as a whistleblower
- Potential exposure to hazardous living conditions caused by unchecked code violations

4. Relief and Action Requested

I respectfully request a formal written response addressing:

- The basis for my removal from the public meeting, including who authorized the action
- Any policies or protocols related to speaker removal and public comment
- An update on all outstanding Phase 2 code enforcement cases

Absent a timely and transparent resolution, I intend to pursue formal legal action and request state-level investigation into the City's conduct and enforcement record in this matter. For reference, the incident involving my removal from the public meeting can be viewed at the following YouTube link: <https://www.youtube.com/watch?v=0Yn9UNtg9Ag&t=2s>

Please treat this notice with the seriousness it warrants.

Sincerely,

Shawn Martin

Omega Villas Board Member & Homeowner

On Sat, Apr 19, 2025 at 4:07 PM Shawn Martin <sem2000s@gmail.com> wrote:

NOTICE OF INTENT TO PURSUE LEGAL ACTION

To: Mayor Nick Sortal

From: Shawn Martin, Omega Villas Unit Owner & Elected Board Member

Date: April 2025

Subject: Notice of Intent to Pursue Legal Action Against the City of Plantation for Civil Rights Violations and Municipal Negligence

Dear Mayor Sortal,

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Please treat this notice with the seriousness it warrants.

Sincerely,

Shawn Martin

Omega Villas Board Member & Homeowner

On Sat, Apr 19, 2025 at 2:47 PM Shawn Martin <sem2000s@gmail.com> wrote:

I apologize but I included the incorrect Exhibit, please see attached! Thanks for your support on these sensitive matters impacting our 128 plus families in this community!

On Sat, Apr 19, 2025 at 2:31 PM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please find attached an updated summary outlining what appears to be a coordinated pattern of misconduct, obstruction, and potential racketeering activities involving the Omega Villas Condominium Association, its legal counsel, and affiliated vendors.

The attached **RICO Summary** is intended to support ongoing inquiries, filings, and agency reviews. This version reflects a more moderated tone and includes nine categorized areas of concern, ranging from whistleblower retaliation and legal interference to construction oversight issues and financial transparency matters. I have done my best to phrase each item respectfully while still raising the critical concerns supported by evidence.

Key points include:

- Alleged retaliation following whistleblower disclosures
- Apparent abuse of foreclosure processes and permitting irregularities
- Concerns surrounding construction modifications, including unapproved additions and misrepresented window requirements
- Longstanding fines, code enforcement citations, and undisclosed municipal liabilities

All source documentation, photographs, emails, contractor correspondence, and relevant exhibits (A through P) are available upon request. I remain committed to transparency, factual accuracy, and supporting lawful resolution of these matters.

Thank you for your continued attention and willingness to investigate these patterns. Please confirm receipt of this message and attachment.

Sincerely,

Shawn Martin

Board Member & Unit Owner – Omega Villas Condominium Association

On Sat, Apr 19, 2025 at 11:42 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Notice Regarding Continued Interference and Documented Retaliation – Unit 1760, Omega Villas

Dear Ms. Hollander,

This correspondence is to formally reiterate that your continued legal posturing, obstruction, and interference with my efforts to restore habitability to my home at Unit #48, Omega Villas, are part of a documented and escalating pattern of retaliatory conduct. Your actions have already been subject to multiple state-level escalations, legal filings, and evidentiary submissions under the Florida Whistleblower Act and Civil RICO frameworks.

You are reminded that you are not my legal representative, and you have no standing to direct or interfere with my licensed contractors or the necessary emergency repairs I personally funded in response to the Association's failure to act. Any continued attempts to reframe lawful emergency mitigation efforts as improper will be considered further retaliation.

I have already submitted detailed complaints and evidentiary packets to state authorities, which include the following communications and summaries of your conduct:

Summary of Escalated Communications Regarding Your Involvement:

In addition to the communications below, your email dated **February 21, 2024**, where you interfered with my emergency contractors and questioned the legitimacy of their licensed repairs, has been documented. This interference occurred **after my home was listed for sale in August 2023** in excellent condition, as shown in Realtor.com and MLS photos.

Major leaks and mold intrusion began shortly after **Austro Construction accessed my roof in November 2023** for a permit inspection that was never acted upon because the construction schedule was changed.

We possess **videos, exhibits, and photographic documentation** demonstrating:

- The pristine pre-damage condition of my home
- The timing and causation linked to Austro's roof activity
- The pattern of negligence and retaliation that followed

1. RICO Summary Email to State Authorities (April 2024):

Subject: *RICO Pattern Escalation: Selective Enforcement, Harassment, and Deliberate Neglect of Unit Repairs*

- Documented your pattern of targeting my emergency roof repairs while ignoring the Association's negligence.

2. Consolidated RICO Complaint Draft (April 2024):

Subject: *Summary of Hollander's Legal Attacks and Retaliatory Conduct Against Homeowner*

- Included your failure to acknowledge or support lawful repairs, your obstruction of reimbursement, and your ongoing attempt to discredit my contractors.

3. Rhonda Retaliation Summary (Exhibit N):

- Your attempts to delay and suppress records requests under Chapter 718
- Efforts to block emergency repairs
- Coordination with Dorin Frai and Jay Pietrafetta in deflecting liability and gaslighting the scope of damage

4. Legal Evidence Summary Sent to DBPR and State Attorney (April 2024):

- Included screenshots of communications between you and my attorney Omid John
- Statements where you refused reasonable negotiation regarding reimbursement and liability for health and safety hazards

5. Whistleblower Protection Escalation (Pending):

- You are named in the timeline of retaliatory acts against a sitting Board Member and whistleblower, tied to legal threats and reputational attacks involving my licensed contractors

In addition, I am preparing a final submission packet with 100+ pages of photographic and documentary evidence, including:

- Date-stamped photos of damage progression
- Emergency contractor communications
- Video footage of unauthorized actions and statements
- Recordings and witness logs from interactions related to your directives

Going forward, any further attempt to mischaracterize my repairs, block my legal rights, or coordinate defamatory narratives with Austro Construction or management will be submitted directly to state regulators, law enforcement, and media contacts who are now tracking this case.

I will not respond to legal speculation or further deflection. You are on record.

Sincerely,

Shawn Martin
Unit #48, Omega Villas
Whistleblower & Board Member

On Sat, Apr 19, 2025 at 1:46 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Consolidated Formal Escalation of HOA Misconduct & Request for State Oversight – Omega Villas Condominium Association

Dear State Officials and Media Representatives,

I am submitting this consolidated escalation to ensure full visibility and accountability for the multiple state-level complaints, retaliatory behaviors, and legal irregularities ongoing at the Omega Villas Condominium Association, Inc., located in Plantation, FL. The following serious concerns have been supported by evidence, public documentation, and multiple complaint filings.

1. Pattern of Retaliation Against Whistleblowers As a Board Member and whistleblower, I have experienced documented retaliation for raising concerns about potential financial irregularities, transparency violations, election interference, and conflicts of interest. These include:

- Harassment of licensed contractors repairing my unit.
- Unlawful attempts to restrict my speaking rights during meetings.
- Weaponization of official Association communications to discredit me.
- Use of Association counsel and management services to personally target whistleblowers.

2. Legal Representation and Questionable Conduct – Attorney Rhonda Hollander Attorney Hollander has engaged in the following concerning behaviors:

- Issued threatening communications to discourage whistleblower reporting.
- Misused Association legal resources to intimidate owners and deflect from Board accountability.
- Involved in aggressive foreclosure enforcement lacking proper Board authorization (i.e., no vote held or documented for the case of Angel Muniz).
- Was the subject of a Florida Bar complaint, which although closed without action, reflects a pattern of concern requiring continued oversight.

3. Construction Mismanagement and Possible Vendor Collusion Vendors including Austro Construction and S&D Engineering have allegedly:

- Misrepresented City of Plantation permitting requirements to force window purchases.
- Received Board support in misinforming owners and shifting blame for structural issues.
- Used aggressive sales and repair tactics while failing to meet emergency response obligations.
- Been linked to disorderly behavior on property and unlicensed or misdirected repairs.

4. City and Law Enforcement Gaps Despite repeated outreach:

- The City of Plantation Police Department has failed to investigate reported financial irregularities, despite attending numerous meetings where retaliation and harassment occurred.
- The Broward County Sheriff's Office and State Attorney's Office (Margaret Carpenter) deferred any action pending a law enforcement referral, leaving a gap in criminal accountability.

5. Accumulated Financial Risk and Ongoing Harm

- The Association faces over **\$2.4 million in potential fines** from the City of Plantation.
- Emergency repairs and insurance claims are being mishandled, putting homes and lives at risk.
- Association resources are being funneled into possible unauthorized legal actions, improper contracting, and suppressing internal dissent.

Legislative & Agency Action Requested:

- Immediate review and reopening of closed DBPR cases.
- Assignment of a special investigator or Inspector General oversight.
- Engagement from the Florida Attorney General's Public Integrity Unit.
- Support from state lawmakers to close the gaps in agency jurisdiction, especially around 718.1224 SLAPP protection.

Media Oversight: As these matters continue to be neglected or downplayed, I've submitted evidence to media representatives, including investigative reporter **Connie Fossi (NBC News)**, to ensure public accountability.

I am available for any follow-up, and I am prepared to provide a comprehensive timeline of documentation, links to over 100 publicly archived videos, certified correspondence, legal filings, and community witness statements.

Respectfully, Shawn Martin, MBA

Board Member & Unit Owner, Omega Villas Condominium Association
(954) 716-0915

On Sat, Apr 19, 2025 at 1:33 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Officials,

I am writing to formally escalate a series of ongoing concerns involving Attorney Rhonda Hollander, who currently represents the Omega Villas Condominium Association, Inc. in Plantation, FL. I believe her conduct, in coordination with certain members of the Board of Directors and Association vendors, warrants formal oversight and investigation at the state level.

Below is a summary of her actions and the negative impact on our community:

1. Foreclosure Actions Without Proper Board Authorization:

- Hollander has initiated or facilitated foreclosure proceedings (e.g., Case of Angel Muniz) without evidence of a Board vote, as required under F.S. §718.112(2)(c).
- Inflated balances presented to homeowners include unsubstantiated fees and attorney costs without formal notice or vote.

2. Retaliatory Threats Against Whistleblowers (F.S. §718.1224):

- Issued demand letters and threats aimed at Shawn Martin, a Board Member and whistleblower, after he raised issues about vendor conduct, fines, and record suppression.
- These actions appear to violate Florida's SLAPP suit protections under F.S. §718.1224.

3. Use of Legal Resources to Silence Dissent:

- Hollander has repeatedly acted in the interest of a rogue Board faction, enabling policies and actions that suppress opposing views, violate transparency, and discourage unit owner participation.
- Her letters have been used as tools of intimidation, not neutral legal advisement.

4. Collaboration with Problematic Vendors:

- Supported Austro Construction and Sunrise Management in pushing unlawful window replacements on unit owners and defending damage-causing activities, even after city clarification disproved the need for replacements.
- This support may constitute legal facilitation of coercive or deceptive practices.

5. Bar Complaint and Accountability Gap:

- A Florida Bar complaint was filed against Hollander citing these behaviors. Despite extensive documentation, the case was closed without apparent full review.
- The lack of resolution has emboldened her continued participation in what may amount to retaliatory and unethical conduct.

6. Legal Exposure and Erosion of Community Trust:

- Hollander's ongoing conduct places the Association at risk of legal action, reduces faith in legal neutrality, and compromises the fiduciary obligations of the Board she serves.

Given that multiple DBPR complaints and other legal efforts have been closed or ignored despite substantial evidence (video footage, state agency communications, unit owner statements), I respectfully request:

1. That this conduct be reviewed in conjunction with existing or new RICO or criminal fraud investigations involving the Omega Villas Board.
2. That an appropriate oversight authority or law enforcement agency review her actions to determine if professional misconduct or criminal abuse has occurred.
3. That any further foreclosure action undertaken without proper documentation be paused and reviewed by the State.

Should you require links to video documentation, sworn affidavits, or board meeting recordings, I can provide these upon request.

Respectfully,

Shawn Martin, MBA
Omega Villas Homeowner & Board Member

On Sat, Apr 19, 2025 at 1:23 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Authorities,

I am submitting this formal request for review and further investigation of Attorney **Rhonda Hollander**, legal counsel for Omega Villas Condominium Association. The information contained herein outlines **potential violations of Florida law, SLAPP protections, ethical conduct codes, and misuse of legal resources** in her actions toward myself, a whistleblower and elected Board Member.

Allegations and Concerns:

1. Use of Association Counsel in Retaliation Against Whistleblower

Attorney Hollander sent letters and coordinated actions to pressure and intimidate me after I began publicly documenting what I believe to be corruption and mismanagement. This appears to violate **Florida Statute §718.1224**, which prohibits retaliation against condo unit owners.

2. Misuse of Legal Authority

Her actions included attempts to suppress financial transparency, support questionable construction practices, and silence homeowner dissent. This may violate:

- **Rule 4-3.1** – Frivolous or non-meritorious actions.
- **Rule 4-4.4** – Use of legal means to burden a third party.
- **Rule 4-8.4(d)** – Conduct prejudicial to justice.

3. Collaboration With Vendors Under Legal Scrutiny

Hollander has acted as an intermediary between the Board and Austro Construction, S&D Engineering, and Sunrise Management Company. All three entities have active complaints lodged for questionable conduct including possible fraud or misrepresentation.

4. Failure to Inform Homeowners of Financial Risk

Evidence shows Ms. Hollander failed to disclose material financial risks, including over **\$1.8 million in accruing City of Plantation fines** during the Association's 40-Year Recertification project.

5. Conflict of Interest and Ethical Bias

Her communications strongly suggest bias toward select Board members rather than neutral representation of the Association as a whole. This conflict should be investigated.

6. Repeated Intimidation Tactics in Meetings and Legal Filings

This includes threats of foreclosure, obstruction of emergency repairs, and attempts to use city enforcement agencies against me as retaliation for protected speech.

7. Previously Closed Florida Bar Complaint May Have Missed Key Evidence

Although a prior Florida Bar complaint was closed, additional evidence has emerged, including:

- DBPR complaints outlining coordinated retaliation
- Video and email documentation of her legal threats and behavior in open Board meetings

Requested Actions:

- Immediate review by the **Office of Inspector General (DBPR)** of Ms. Hollander's actions.
- Referral to the **Florida Bar** with all newly presented evidence for further discipline.
- Legislative oversight or referral to **Florida Attorney General's Office** if DBPR or the Bar decline action.
- Inquiry into any misuse of **legal billing** and Association funds for retaliatory purposes.

This request supplements the ongoing RICO, SLAPP, and financial misconduct documentation already submitted to DBPR and various legislative bodies.

Please confirm receipt and let me know if additional evidence or testimony is required.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Association (Unit Owner & Board Member)

On Sat, Apr 19, 2025 at 1:08 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear Officials and Public Oversight Authorities,

I am writing to formally request that the State of Florida initiate a comprehensive investigation into what appears to be a pattern of legal misconduct, professional abuse of power, and unethical retaliation carried out by legal counsel and certain board members of the Omega Villas Condominium Association.

Although I previously submitted a Florida Bar complaint against attorney Rhonda Hollander — specifically outlining misuse of legal threats and COA/HOA funds against me as a whistleblower — the complaint was unfortunately closed without disciplinary action. I am asking that this matter be re-reviewed in light of cumulative evidence that continues to surface.

Attorney Hollander, who serves as legal counsel for the Omega Villas Board, has been directly tied to:

- Use of Board legal power to suppress emergency repairs to my unit following roof damage.
- Involvement in coordination with Austro Construction and Sunrise Management during repeated personal attacks and denial of emergency maintenance (documented via photos, emails, and public meetings).
- Attempts to block my rightful participation and representation as a unit owner and elected Board Member — actions that may constitute retaliatory conduct under Florida Statute §718.1224.
- Multiple legal notices and threats aimed at silencing community concerns, interfering with whistleblower protections, and chilling public participation.

Applicable Statutes for Escalation Include:

- **Florida Statute §718.1224:** Prohibition against SLAPP suits and retaliatory actions.
- **Florida Statute §718.111(12):** Violations involving refusal to release official records or misuse of records access rules.

- **Florida Statute §718.112(2)(c):** Requirement for proper Board voting and recorded actions, potentially violated in recent foreclosure authorizations.
- **Florida Statute §817.034:** Florida Communications Fraud Act — if financial misrepresentations or coercion are found through official legal communications or special assessment notices.

I believe that continued coordination between the DBPR, the Florida Bar, the Office of the Attorney General, and law enforcement is warranted. This case has gone beyond civil HOA disputes and now touches on systemic misuse of power and breach of fiduciary responsibility.

I respectfully request that this complaint be referred for further investigation under the appropriate jurisdiction. I remain available to provide testimony, documents, and over 90 published videos documenting misconduct.

Thank you for your attention to this serious matter.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Association
Whistleblower & Elected Board Member

On Sat, Apr 19, 2025 at 12:51 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Response Regarding Coordinated Entry and Legislative Oversight

Dear Ms. Hollander, Mr. Frai, and Respected Officials,

This email serves as my formal response regarding the recent request for coordinated access.

To clarify: I granted Dorin Frai entry into my unit for inspection purposes. This was done in good faith to support proper documentation of my unit's condition prior to any work performed. I have complied appropriately under my rights as both a unit owner and a sitting Board Member.

Retaliatory Conduct & Ongoing Concerns

Despite my cooperation, I remain alarmed by the broader pattern of **targeted retaliation** and **orchestrated suppression** directed toward me since raising concerns about governance and transparency.

While a prior Florida Bar complaint against Ms. Hollander was closed, this in no way erases the public record of the attacks I have endured — including meeting disruptions, legal intimidation tactics, and the use of association vendors and resources to harass or undermine my rights and responsibilities.

I also continue to document behavior that may qualify as discriminatory or retaliatory under **Florida Statute §718.1224**, including direct interference with emergency roof repairs, suppression of official records, and obstruction of speech during official board meetings.

Legislative Involvement & Escalation

I have already provided detailed communications to elected officials and investigative journalists — including Senator Jason Pizzo, members of the Florida House and Senate, and investigative reporter Connie Fossi of NBC News — outlining serious concerns regarding the conduct of this Board, its vendors, and its attorney.

Furthermore, the **City of Plantation Police Department has been contacted more than 10 times** with little or no responsive action, despite several officers being present at Board Meetings where rights violations and disruptive behavior were captured on video. Attempts to file a formal complaint with the Broward Sheriff's Office were referred back to Plantation PD, including

matters now known to the Internal Affairs Division.

Final Notes

Let this serve as official record of the following:

- **Entry was granted** to Dorin Frai in the interest of cooperation.
- I will continue to assert my rights under Florida Statutes and constitutional protections.
- Any future coordination or communication should proceed through formal written requests, with full transparency and proper documentation.

I respectfully request all agencies copied here continue to monitor this situation and act where appropriate. I will not be intimidated or silenced, and I remain committed to protecting my rights, my home, and the broader community.

Respectfully,

Shawn Martin, MBA

Board Member – Omega Villas Condominium Association

smartin@isccompany.net | (954) 716-0915

On Fri, Apr 18, 2025 at 6:19 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Thank you.

Dorin please coordinate for Monday if possible. Since it is a long weekend and our office is closed, but you are welcome to contact my cell phone Dorin if you need any help. Otherwise, if you have an idea of when you will be available, please reply to this email if you see it before Monday.

Rhonda

From: Shawn Martin <sem2000s@gmail.com>
Sent: Friday, April 18, 2025 12:16 PM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Dorin Frai <dfrai@yahoo.com>; Levy Horvath <austrolevy@gmail.com>; larry@s-deng.com; Fahruk Sayeed <fsayeed@s-deng.com>; Patty Sabates <psabates48@gmail.com>; citizenservices@myfloridalegal.com; Richard Otway <richard.otway@myfloridalicense.com>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polsky <polsky.tina@f1senate.gov>; Office of Senator Sharief <sharief.barbara.web@f1senate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@f1senate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; oig@myfloridalicense.com; IA@psd.plantation.org; WDorr@psd.plantation.org; TCollins@browardsao.com; Matthew.Collier@myfloridalicense.com; ethics@leg.state.fl.us; Press@MyFloridaLegal.com
Subject: Re: STATUTORY DEMAND FOR RIGHT OF ACCESS TO INSPECT YOUR UNIT

Subject: Conditional Approval for Scheduled Unit Access – Unit #48

Dear Ms. Hollander,

I will **allow Austro scheduled access to my unit on Monday, April 21, 2025**, for the limited purpose of pre-roof inspection and photo documentation.

Please confirm the time on Monday that Austro will arrive.

Sincerely,

Shawn Martin, MBA

Protected Whistleblower @ Omega Villas Condo Association

On Thu, Apr 17, 2025 at 5:16 PM Shawn Martin <sem2000s@gmail.com> wrote:

All,

There are also a few more Emails that the new list of State Authorities should be aware of. I submitted this RICO based background request for investigation plus some other notable exhibits relating to these ongoing matters here at Omega Villas. Further evidence is available upon the respective State Authorities request. ***However, we do need an official investigation (possibly criminal investigation) into matters that appear to be red flags here at Omega Villas for Financial Fraud to Evictions not properly handled to other matters that are very serious in nature!*** We hope that the news monitors us as a case study for these developments that may be happening in other HOAs/COAs in South Florida!

Thanks for your anticipated responses!

-Shawn Martin, MBA

Protected Whistleblower for Omega Villas Condominium Association

On Thu, Apr 17, 2025 at 5:01 PM Shawn Martin <sem2000s@gmail.com> wrote:

More Attachments for the record that all State Authority parties should be aware of.

And the latest video on our Money Situation here at Omega Villas:

◆ **Topic: Loan Update & Line of Credit Decision**

<https://youtu.be/jeYwHuUkWJc>

Presented by: Carol Eskew (accountant)

◆ **Background:**

- Omega Villas took out a **\$4.6 million construction loan** with a **24-month line of credit**.
- **\$757,000** was prepaid by homeowners who paid their share in full.
- After accounting for prepaid amounts, approximately **\$3.7 million** was available to draw from the loan.

◆ **Current Status (as of March 31, 2025):**

- **\$1.44 million** has already been drawn from the loan.
- **\$2,252,715.12** remains available to be drawn.

◆ **Upcoming Deadline:**

- The **line of credit expires August 31, 2025**.
- The Board must decide **by mid-August** how to proceed.

◆ **Additional Notes:**

- Carol emphasizes that due to **permit delays** (common in many cities), it is **unlikely the project will finish by the August 31 deadline**.
- Four draws had been made by March 31, 2025, with a **fifth draw expected in April**.
- There is uncertainty around whether remaining funds are sufficient to complete the project due to lack of an updated **construction budget**.

On Thu, Apr 17, 2025 at 4:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Formal Rejection of Inspection Request & Harassment Report – Omega Villas Unit #48

Dear Ms. Hollander,

This email serves to formally **decline the inspection request** for entry into my unit at 1760 NW 73 Ave #48, Plantation, FL. I will not be granting access to any parties at this time due to ongoing **retaliatory actions, harassment, and manipulation** by members of the Omega Villas Board of Directors, including your own continued participation in these matters. My decision is fully supported by evidence that has already been submitted to the Department of Business and Professional Regulation (DBPR), Senator Jason Pizzo, and other State Authorities.

Your letter dated April 17, 2025 is not only misleading and coercive, it also continues a long pattern of targeted intimidation. Specifically:

- You falsely imply that I received \$35,000 in insurance proceeds related to roof damage, when in reality, those funds were part of a broader settlement related to prior structural issues, not current repair obligations.
- You conveniently omit that I was **forced to spend approximately \$4,000 out of pocket on emergency roof repairs** after the Association **refused to pay** and instead **enabled and encouraged the harassment of my licensed General Contractors** while they attempted to perform necessary repairs.
- You continue to improperly weaponize Florida Statutes and arbitration cases unrelated to the facts of this situation, all while ignoring the Association's long history of **delayed maintenance, selective enforcement, and retaliatory governance**.

Your involvement, combined with the public actions of other Board Members like Elizabeth Palen—who falsely accused me of making threats involving a firearm during a March 25th Board Meeting—are part of a pattern of **orchestrated retaliation and character assassination**. These actions are now subject to **RICO review and pending investigation** by multiple State Authorities.

Let me be clear: this is not a refusal based on obstruction. This is a refusal grounded in my right to protect myself from further harassment, gaslighting, and procedural abuse. Until a neutral, lawful, and **State-supervised framework** can be established for any access or inspection process, I **will not engage in a process designed to intimidate, defame, or entrap**.

This matter, including your conduct and that of the Board, is being escalated for **formal review by the DBPR, the Florida State Attorney's Office, and other appropriate authorities**. A copy of my RICO Statement and attached evidence has been submitted to those agencies and is re-attached here for your records.

If further attempts are made to compel access or threaten legal action, I am fully prepared to assert all legal defenses and pursue counterclaims under applicable State and Federal protections.

Sincerely,
Shawn Martin, MBA

Protected Whistleblower and Owner @ Omega Villas Condominium Association

On Thu, Apr 17, 2025 at 4:05 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon

Enclosed is the Association's demand for access your unit, per the Florida Statutes and the Association governing documents.

Have a nice weekend as this office will be closed tomorrow due to the holidays.

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Tue, Apr 22, 2025 at 2:27 PM



Message too large

Your message couldn't be delivered to
askcityhall@plantation.org because it exceeds the size limit.
Try reducing the message size and resending.

The response from the remote server was:

552 5.2.3 Data size exceeds maximum

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.2.3

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 552 5.2.3 Data size exceeds maximum

Last-Attempt-Date: Tue, 22 Apr 2025 11:27:41 -0700 (PDT)

 [noname](#)
6K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Tue, Apr 22, 2025 at 2:27 PM

To: sem2000s@gmail.com



Message too large

Your message couldn't be delivered to
wdorr@psd.plantation.org because it exceeds the size limit.
Try reducing the message size and resending.

The response from the remote server was:

552 5.2.3 Data size exceeds maximum

Final-Recipient: rfc822; wdorr@psd.plantation.org

Action: failed

Status: 5.2.3

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 552 5.2.3 Data size exceeds maximum

Last-Attempt-Date: Tue, 22 Apr 2025 11:27:41 -0700 (PDT)

 **noname**
6K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Tue, Apr 22, 2025 at 2:27 PM



Message too large

Your message couldn't be delivered to **ia@psd.plantation.org** because it exceeds the size limit. Try reducing the message size and resending.

The response from the remote server was:

552 5.2.3 Data size exceeds maximum

Final-Recipient: rfc822; ia@psd.plantation.org

Action: failed

Status: 5.2.3

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 552 5.2.3 Data size exceeds maximum

Last-Attempt-Date: Tue, 22 Apr 2025 11:27:41 -0700 (PDT)

 **noname**
6K