
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Tue, Apr 8, 2025 at 3:18 PM

To: "Otway, Richard" <richard.otway@myfloridalicense.com>, "MTC - Margaret Carpenter" <mcarpenter@sao17.state.fl.us>, "Connie Fossi (NBCUniversal)" <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, "polsky.tina@flsenate.gov" <polsky.tina@flsenate.gov>, "sharief.barbara.web@flsenate.gov" <sharief.barbara.web@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>


Subject: Formal Follow-Up on HOA Retaliation, Statutory Violations, and State-Level Jurisdiction – Omega Villas HOA

Dear Mr. Otway and all copied parties,

Following up on my prior communication, I am deeply concerned by the suggestion that the Department of Business and Professional Regulation (DBPR) lacks jurisdiction over the clear statutory violations outlined in my complaint involving the Omega Villas HOA Board.

This is not a civil disagreement between neighbors — it is a documented pattern of **targeted retaliation, obstruction, and suppression of homeowner rights**, with supporting evidence submitted through formal channels and available via public video records:

 **Video Evidence:** [YouTube - Resident of Omega Villas Channel](#)

 **Filed Exhibits:** Include over 40 pages of documentation with timestamps, Board communications, WhatsApp misuse, email suppression, and financial control tactics.

Statutory Violations Within DBPR's Jurisdiction Include:

- **F.S. §720.303(5):** Refusal to allow inspection of association records.
- **F.S. §720.303(2) & §720.306:** Improper meeting notice, restricted attendance, and secret discussions.
- **F.S. §720.304(4):** Retaliation against homeowners and Board members for exercising their legal rights.
- **F.S. §720.3033 & §617.0830:** Failure of board members to perform duties in good faith and in accordance with fiduciary obligations.

These are **clear violations of law** — not subjective complaints. If DBPR will not investigate, I respectfully ask:

1. **Which Florida state agency or legal body is responsible** for investigating and enforcing violations under Chapter 720 — especially retaliation and governance manipulation by Board officers?
 2. **Does DBPR confirm that it does not enforce Florida Statute §720.304(4)?**
 3. Has my video and exhibit submission been formally reviewed by your office?
-

Additional Context

New evidence submitted includes an **Exhibit Chronology (2008–2025)** documenting years of selective rule enforcement, financial opacity, Board suppression of dissent, election interference, and most recently — efforts to strip a duly elected Board member of her role under false claims of conflict of interest. This aligns with a broader **pattern of organized retaliation**, potentially falling under Florida's **civil RICO statutes**.

I have copied relevant lawmakers, the State Attorney's Office, and members of the media for transparency and accountability. If no agency is currently enforcing these violations, then this represents a gap in Florida law that puts every HOA resident at risk.

I look forward to clarification and response from your office.

Respectfully,
Shawn Martin, MBA
Omega Villas Homeowner

Shawn Martin, MBA
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On Apr 8 2025, at 3:10 pm, Shawn Martin <smartin@isccompany.net> wrote:

Richard,

This is very concerning. If the DBPR doesn't govern retaliation under the Florida Law for SLAPP Suit Complaints for Condo or Homeowner Associations, who does? Is this the end of the legal review for these types of complaints? This seems like a major issue for the State of Florida if this is the Case. The Complaint is attached for full context for all parties and lawmakers involved here as well as the media!

Clear threats and retaliatory actions on my YouTube channel have been captured in video footage:
<https://www.youtube.com/@ResidentofOmegaVillas/videos>

This includes the most recent retaliation on whistleblowers in the 3/25/25 Meeting. Um, why were these 7/1/24 laws passed if it is okay to violate them with no enforcement provisions??

Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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

From: Otway, Richard <Richard.Otway@myfloridalicense.com>

Subject: 2024048977 Omega Villas Condo Assn Inc.

Date: Apr 8 2025, at 3:00 pm

To: Shawn Martin <smartin@isccompany.net>

Good afternoon,

Please see attachment for letter.

Sincerely

**Richard M. Otway****Assistant Investigation Manager**

Division of Condominiums, Timeshares and Mobile
Homes

Florida Department of Business and Professional
Regulation

Phone: (850) 487-9948 Fax: (850) 487-7149

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