
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Wed, Apr 9, 2025 at 4:02 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: Supplemental Evidence Submission – Improper Enforcement Actions and Potential Statutory Violations by Omega Villas Condominium Board

Dear State Authorities, Lawmakers, and Investigative Media,

This is a supplemental submission to my formal complaint against the Board of Directors of the **Omega Villas Condominium Association**, concerning ongoing retaliatory and unlawful conduct against myself and other unit owners.

Recent events have raised **serious concerns** that the Board may be engaging in **improper enforcement actions** — including fines, legal threats, or potential eviction discussions — without complying with required procedures under **Florida Condominium Law (F.S. Chapter 718)**.

◆ Alleged Statutory Violations

The following actions may constitute violations of Florida law and warrant investigation:

1. **F.S. §718.112(2)(c):**

Board members may be discussing or approving fines and legal enforcement actions **outside of properly noticed and open board meetings**, which is a direct violation of this statute.

2. **F.S. §718.303(3):**

There is concern that **no proper fining committee** has been used to review or confirm these enforcement actions, and that affected unit owners were not provided the required notice or hearing.

3. **F.S. §718.1232:**

These actions appear retaliatory in nature and may be **targeting owners who have engaged in protected activity**, including whistleblowing, petitioning the state, and speaking out at public meetings.

4. **F.S. §718.111(1)(a):**

By using their position to suppress dissent, obstruct transparency, or selectively impose enforcement, certain Board members may be violating their **fiduciary duty to act in good faith and in the best interest of the Association as a whole**.

◆ Request for Immediate Oversight

While I am submitting a formal records request to obtain meeting agendas, notices, and minutes related to these alleged enforcement actions, I submit this supplemental complaint now to ensure **timely regulatory and legal review**.

I respectfully request that your offices:

- Investigate whether enforcement actions (including fines or legal threats) were approved in violation of Florida law,
 - Confirm whether proper hearing procedures and documentation exist for these actions,
 - Examine whether these actions are part of a larger pattern of **retaliation and control** against whistleblowers, consistent with my prior complaints, and
 - Take enforcement action where necessary to hold Board members accountable for statutory violations.
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◆ Supporting Evidence

This complaint supplements previously submitted documentation and video evidence (linked below), which includes Board member communications, public meeting footage, and digital communications showing obstruction, false accusations, and retaliatory conduct.

📺 YouTube Evidence: <https://www.youtube.com/@ResidentofOmegaVillas/videos>

Additional exhibits and documentation are available upon request.

Thank you for your continued attention to this matter. I look forward to your confirmation of receipt and next steps in your investigative review.

Sincerely,

Shawn Martin, MBA

Omega Villas Condominium Owner

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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