



Shawn Martin <sem2000s@gmail.com>

Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

35 messages

Shawn Martin <sem2000s@gmail.com>

Fri, May 23, 2025 at 2:11 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, DBPR.GeneralCounsel@myfloridalicense.com, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, oig@myfloridalicense.com, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, 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, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, info@whistleblowers.org, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com, info@whistleblower.org, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, info@whistleblowersofamerica.org

Cc: Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown" <kaelanibrown@yahoo.com>, Kareem Chen <kcchen.80@gmail.com>, "o2btal@aol.com" <o2btal@aol.com>, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Dear Officials and Oversight Recipients,

This message is to provide clarification and documentation in light of recent communications circulated internally by members of the Omega Villas Board, including unit owner Jan Costello, Treasurer and Director Blaire Lapides, and Attorney Rhonda Hollander, who represents the current Board.

I have attached a **certified letter** that has already been sent to the Board, Counsel, and the CAM addressing **alleged construction scope deviations, insulation and permitting concerns**, and a broader pattern of **governance issues**.

Context for Oversight Review

While some internal communications have attempted to minimize these issues or frame them as interpersonal disputes, I want to be clear for the record that:

- These concerns are **documented through photos, 2008 to current permits to citation documentation to/from the City, and engineering clarification requests to the Board and Counsel;**
- They have been **escalated through formal filings with DBPR and the City of Plantation;**
- They are **supported by multiple exhibits** published at:



<https://hoajusticenow.com/omega-villas-condo-association/>

And you can see how this has impacted my personal life and property to even civil rights issues:



<https://hoajusticenow.com/home/160-2/>



<https://youtu.be/s3WETVSmZvQ?si=Rizf1Fro3Fm3sf3Q>



<https://youtu.be/cXN8LKJxwpU?si=ZLH4O1ownsLdCuS8>



<https://youtu.be/0Yn9UNtg9Ag?si=Bk2HPXJ5KoAZtMvt>

And patterns to police actions notated in the below potential RICO related Exhibits that I have created:



<https://hoajusticenow.com/exhibit-x-video-documentation-of-behavior-patterns/>



<https://hoajusticenow.com/exhibit-u-pattern-of-off-duty-police-involvement-misuse-of-law-enforcement-at-omega-villas/>



On Legal Representation

It is important to clarify that **Attorney Rhonda Hollander does not appear to represent the collective homeowners** of Omega Villas. She appears to represent the current rogue Board, whose actions have been the subject of multiple State complaints alleging **retaliatory rulemaking, obstruction of emergency repairs, and selective enforcement** of policies to other major property to financial concerns.

Attached is an internal email from Board Member Blaire Lapidès confirming that **Ms. Hollander directly reviewed and approved the recently adopted Rules & Regulations** — a document now under DBPR complaint for potential statutory conflicts.

Jan Costello's Certified Inquiry (Independent Owner Complaint)

For further context, I am also referencing a series of communications from fellow unit owner **Jan Costello**, who submitted a **certified inquiry to the Board on February 28, 2025**, seeking legal clarification on construction contract provisions — specifically regarding **window removal and reinstallation responsibilities**. As documented in her follow-up emails, the Board failed to provide a direct answer, instead deflecting through counsel. (*refer to the email strings below*).

Ms. Costello repeatedly expressed concern that the Association's legal counsel, **Attorney Rhonda Hollander**, appeared to act on behalf of the Board rather than unit owners, stating that owners were not receiving the required transparency or legal interpretation despite multiple formal requests.

Her concerns mirror those in my own filings, and further support the broader allegation that the Board and its legal advisor appear to have engaged in **a pattern of nonresponsiveness, procedural obstruction, and legal deflection**, at the direct expense of owner rights and statutory obligations.

Rules & Regulations Complaint and Procedural Concerns

I have also included a copy of the **DBPR complaint summary** regarding the **alleged improper adoption and enforcement of the updated Rules & Regulations**. The provisions cited raise concerns under **F.S. 718.112 and 718.303**, including:

- Lack of potential transparency to owners,
- Alleged overreach requiring Board approval for adult residents,
- And potential disparate impact on protected classes.

Attached is the **draft Rules & Regulations document** itself, which is almost at the end of the Board of Directors process of being adopted and approved via legal review by Board counsel. I encourage all oversight recipients to review the document in its entirety.

Final Notice – Escalation Timeline

As previously stated, if these matters are not acknowledged and addressed within **seven (7) days**, I will begin formal outreach to:

- **Mortgage lenders** with financial exposure to Omega Villas (including large lenders like Bank of America),
- **Fannie Mae and Freddie Mac**, and
- **Federal housing oversight bodies**, including **HUD**.

These communications will center on the **potential structural, permitting, and financial risk** now facing both homeowners and the secondary lending market due to lack of oversight and alleged misrepresentation of scope and compliance.

List of Attachments

1. **Certified Letter to the Board of Directors**
2. **Email from Board Member Blaire Lapides – Legal Review of Rules & Regs**
3. **DBPR Complaint Summary – Rules & Regulations**
4. **Draft Copy of Adopted Rules & Regulations (Omega Villas)**
5. **Review Summary of Rules & Regs Parts 1 & 2**
6. **Jan Costello's Email String listed below**

To date, both the **Department of Business and Professional Regulation (DBPR)** and the **City of Plantation Police Department** have failed to take timely or substantive action on multiple filings to police reports requesting proper investigations — despite the evidence provided, the number of formal complaints submitted, and the clear escalation of risk to homeowners and property values. This level of inaction by both regulatory and law enforcement bodies now places the **burden of oversight** squarely on legislative and federal agencies to act where others have not.

In my opinion, this situation has all the bones of a national news story — not just because of what happened, but because of **who failed to act when the warnings were clear**. From regulatory inaction to local law enforcement silence, the story unfolding here at Omega Villas is no longer about a rogue Board — it's about a system that watched it happen dating back to 2007-2009 when I first began reporting these activities for investigation.

Sincerely,

Shawn Martin, MBA
Board Member & Homeowner
Omega Villas Condominium Association

<https://hoajusticenow.com/>

On Mon, May 19, 2025 at 9:24 PM o2btal@aol.com <o2btal@aol.com> wrote:

Patty, all you have to do is **read my questions** and **see her response** and you will see for yourself she did not address my questions at all. Pretty simple!

On Monday, May 19, 2025 at 09:22:43 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Jan
Again, I confirmed with the association attorney that your legal certified inquiry has been answered.
Thank you

Patty Sabates Sent from my iPhone

On May 19, 2025, at 9:05 PM, o2btal@aol.com wrote:

Dear Patty,

If that is what it takes to derive the correct legal interpretation, I will do that. However, As President of the Board, you do have the fiduciary responsibility to the unit owners to follow through with the attorney to make sure that she has provided the information requested and for which she is paid. Florida Statutes 718.111 (1) (a) Condominium Act.

Therefore, if you don't, **you have not met your obligation according to the law.**

If everything in the contract is being followed to the letter of the law, counsel and the Board should have no reason not to supply this information to the owners who are paying a large amount of money for the work. I am becoming concerned that the counsel and the board seem to have no concern for the best interest of the unit owners and perhaps have a reason that the legal interpretation is not being supplied to the owners as required by law.

As a unit owner, I am entitled to transparency and responsiveness from the association under Florida Administrative Code 61B - 21.003 (1) and the Board President has a fiduciary duty to unit owners which includes ensuring that valid legal concerns are addressed. Since my question was referred to counsel, I respectfully request that you follow up with the attorney and ensure a complete response is provided. If she is not willing or able to provide the information, perhaps a second opinion would be an option for you.

You are already aware that there are many unit owners that I am speaking on behalf of who are concerned for the complete transparency of the Board regarding certain construction issues. It appears that you are being advised to **not be transparent and adhere to your fiduciary responsibility which is unfortunate.** I am determined to see that the contract is reviewed even if our counsel refuses to do so; and, as President, is your responsibility and duty. I'm sorry to hear that you don't have concern for your fiduciary responsibilities to the owners.

Hopefully you will read the above and reconsider what you are obligated to do in your position as President. As an owner, I will pursue the facts.

Have a nice night!

On Monday, May 19, 2025 at 08:14:25 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Dear Jan

Follow up to your email.

I have confirmed that the association has met its obligation in responding to your certified inquiry.
Should you disagree, you should seek independent counsel that can review the contract and the response from the association.
Thank you
Patty Sabates Sent from my iPhone

On May 19, 2025, at 3:02 PM, o2btal@aol.com wrote:

Hi,

Please let me know if you are resubmitting my original certified letter to Hollander for her to answer the original questions posed. If so, when can I expect a response from her since it was originally submitted February 28, almost 3 months ago.

Thank you. Jan

On Saturday, May 17, 2025 at 07:33:11 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

My bad, I did request a copy on Engineers letterhead and signed by the engineer on record.

On Saturday, May 17, 2025 at 04:10:16 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

Thank you but for the record, I stated that if I am in violation with lower windows that I want a detailed description of the violation in the windows. I don't believe I requested anything from her. Her letter said that my windows would be removed and replaced and the cost billed to me. Anyone who is having their windows removed and not installed is entitled to an Engineer's report, signed by the same, advising why. Many of us can save money by performing maintenance on them or calling in a company to simply put in new weather stripping instead of replacing them, saving us thousands of dollars for windows and/or shutters.

Therefore, please don't process payment for her for any of these unwarranted threatening emails that she has sent to me. Someone who is not even in violation. Overreaching and offensive.

For the record, if my lower windows are determined to be uninstallable and in need of maintenance, I would expect that I will receive a violation notice from the board or management company and have time to cure the violation. I've already put the Board and Dorin on notice that my windows are not to be removed until all of the requested legal information is collected and resolved.

I am hoping this will be soon as none of us have the time for this . . .

On Saturday, May 17, 2025 at 03:46:03 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

The EOR letter about windows is in the portal. I believe you requested it in one of your emails so she sent it.
Thanks for the info below.
Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:40 PM, o2btal@aol.com wrote:

Patty, thanks for the quick response. below is the hi lighted language that was not at all addressed by the attorney.

Regarding her emails, she has been sending me emails for 2 days regarding consequences of violations, including fines, assessments and foreclosures and I am not in violation of anything. I resent receiving these, I don't have the time for them, and they are unnecessary. I also object for her to be paid for sending them to me so I hope you don't authorize any payments to her for this nonsense.

The Engineers letter could have and should have been sent by the board, or the Engineer, so we don't have to pay the attorney to send it.

Please get back with me advising what you suggest or will be doing. Thank you.

Jan

"This letter is a follow up to my earlier requests to the Board and Austro Construction and the engineer, via email, regarding specifics in the construction contract signed by the Board with Austro Construction.

I would like to have clarification on the section of the contract in **the Scope of Work** regarding who is responsible for reinstalling any windows and doors that are removed by the General Contractor.

Owners have been informed that we have to hire a licensed company to reinstall the windows that were removed by the contractor but I don't see that spelled out in the contract. Please provide me with the Paragraph that requires us to do so.

This is the only language that I see regarding replacement of windows and it doesn't address this.

2.4.4. Remove and replace windows in wood-framed walls where indicated by Engineer
2.4.5. Replace or repair window and door opening framing where indicated by Engineer

I look forward to a response on this issue, thanks."

Regards,

Jan Costello, Owner

COZ Real Estate Investment, LLC

atty,

On Saturday, May 17, 2025 at 03:25:28 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Hello Jan

Please advise what section of your certified letter you submitted to the association (not emails) you feel the attorney specifically did not address.

With regards to the letter you received , the association is obligated to let unit owners know the results of the upper window inspection by the EOR for unit owner and association records.

Thank you


Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:13 PM, o2btal@aol.com wrote:

Patty and all,

I have been an owner at Omega for about 13 years and you have never heard a word from me until lately with the construction issues.

I am not a person who is hard to get along with and consider myself a professional business woman for at least 40 years. I am a CPM and an RPA and have worked for the biggest and the best with international and multi million dollar clients and projects in all phases of development and have never seen anything like the issues at hand here and the lack of desire to get legal and construction issues resolved in a reasonable time frame. I am appealing to the

Gmail -  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning Board to seek the answers to the issues and if needed, bring in a qualified attorney and engineer who can. It shouldn't take months for resolve.

The Board signed the construction contract that was reviewed by the attorney yet there are so many mistakes in the contract as well as vagueness which still exist and obviously overlooked, causing current problems that need to be clarified one way or the other. As the governing board, it is your responsibility to seek resolve in an expedient manner for the owners. I again request that you do so in the interest of the owners so we can put this behind us finally.

As you can see by recent correspondence from our counsel and myself, emails are going back and forth with no apparent reason nor information. I assume you will be billed for this nonsense and I want you to know that as an owner I object to this nonsense and paying her for nothing. I am not in violation of anything and yet she is sending me emails just in case. . . ridiculous. I don't need to be threatened with foreclosure, and more assessments, by her when I have done absolutely nothing, and am not in violation of anything.

I sent my certified letter as required and DID NOT get an answer to my questions which is not acceptable. Why should I have to pay for an attorney out of my pocket when we have an attorney who can provide the owners with appropriate information.


I shouldn't have to do that if our association counsel was working for us and being on our side, providing the appropriate requested information. If she is unable or unwilling to do so, perhaps the Board should consider an attorney who will work for us instead of one who is working against owners. The owners and I are entitled to receive the legal interpretation that I requested, and we have not.


I have subsequently requested from the Board to follow up with her and ask her to answer the questions posed in my letter to her, but I have not received any response from the Board nor the requested information. Patty, as the President of the Board, isn't it your responsibility to see that our counsel answers questions posed in written correspondence in accordance with required policy?

I would appreciate a response from the Board only, telling me why we have counsel that we are paying who doesn't provide the information requested per procedure. I don't want to hear from her and rack up more bills for us unless she is willing to respond to the questions originally posed. I am looking to you as President for the appropriate guidance on the issue. I look forward to your response, not hers.

Very frustrated Owner!

5 attachments

 **BOD Cert. Mail 5.22.25.docx**
18K

 **Blaire Email - rules and regulations 5.20.25.pdf**
90K

 **Rules and Regulations-draft #6A.docx**
49K

 **Rules Update Review Summary part 1.pdf**
105K

 **Rules Update Review Summary part 2.pdf**
105K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **AskUs@sa17.state.fl.us** because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; AskUs@sa17.state.fl.us

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAINDomain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>[Last-Attempt-Date](#): Fri, 23 May 2025 11:12:12 -0700 (PDT) **noname**
6K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b2c0a91798csor895818a12.0 - gsmt

Final-Recipient: rfc822; reporters@miamiherald.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b2c0a91798csor895818a12.0 - gsmt

Last-Attempt-Date: Fri, 23 May 2025 11:12:12 -0700 (PDT)

📎 noname
6K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com



Message blocked

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

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

Action: failed

Status: 5.7.0

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

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 11:12:13 -0700 (PDT)



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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

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550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

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

Action: failed

Status: 5.7.0

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

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 11:12:13 -0700 (PDT)



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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

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

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 11:12:13 -0700 (PDT)

📎 noname
6K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **resteva@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; resteva@plantation.org

Action: failed

Status: 5.7.0

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

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 11:12:13 -0700 (PDT)

 noname
6K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 11:12:15 -0700 (PDT)

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to
juan.porras@myfloridahouse.gov because the address
couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for
the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 11:12:15 -0700 (PDT)

**Editorial Pitches** <pitches+noreply@theappeal.org>

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

Thank you for your submission. At this time, The Appeal is not accepting new tips or pitches. If you have any other questions, please email info@theappeal.org.

Shared Inbox <info+noreply@whistleblowersofamerica.org>

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com

Thank you for reaching out, we will contact you soon.

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Fri, May 23, 2025 at 2:12 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](#) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins


Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 5/23/2025 6:11:55 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject:  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [SA1PR09MB11306.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [SA1PR09MB11306.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	5/23/2025 6:12:12 PM		mail-pj1-x1032.google.com	SMTP	17 sec
2	5/23/2025 6:12:12 PM	mail-pj1-x1032.google.com	DS4PEPF00000171.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	5/23/2025 6:12:12 PM	DS4PEPF00000171.namprd09.prod.outlook.com	BL0PR0901CA0017.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	5/23/2025 6:12:13 PM	BL0PR0901CA0017.namprd09.prod.outlook.com	SA1PR09MB11306.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from BL0PR0901CA0017.namprd09.prod.outlook.com
(2603:10b6:208:1c0::27) by SA1PR09MB11306.namprd09.prod.outlook.com
(2603:10b6:806:372::18) with Microsoft SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8769.22; Fri, 23 May
2025 18:12:13 +0000

Received: from DS4PEPF00000171.namprd09.prod.outlook.com
(2603:10b6:208:1c0:cafe::90) by BL0PR0901CA0017.outlook.office365.com
(2603:10b6:208:1c0::27) with Microsoft SMTP Server (version=TLS1_3,
cipher=TLS_AES_256_GCM_SHA384) id 15.20.8769.23 via Frontend Transport; Fri,
23 May 2025 18:12:12 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1032)
smtp.mailfrom=gmail.com; dkim=pass (signature was verified)
header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates
2607:f8b0:4864:20::1032 as permitted sender) receiver=protection.outlook.com;
client-ip=2607:f8b0:4864:20::1032; helo=mail-pj1-x1032.google.com; pr=C

Received: from mail-pj1-x1032.google.com (2607:f8b0:4864:20::1032) by
DS4PEPF00000171.mail.protection.outlook.com (2603:10b6:2c:400:0:100a:0:6)
with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id
15.20.8769.18 via Frontend Transport; Fri, 23 May 2025 18:12:12 +0000

Received: by mail-pj1-x1032.google.com with SMTP id 98e67ed59e1d1-30eccc61eacso32738a91.3
for <inspectorgeneral@eog.myflorida.com>; Fri, 23 May 2025 11:12:12 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1748023932; x=1748628732; darn=eog.myflorida.com;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:from:to:cc:subject:date:message-id:reply-to;
bh=bDGIzpfHnuy0Xq/awHmcpAPVv6k85BAyWJz8uipNbAk=;
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UqYP4g7SYQPX8xKnGxQ0PR5vVbNnDhG6cDDPWVXvcF3+0+8H1EbBbc4lkTbIB7J8VnVH
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F+/A==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1748023932; x=1748628732;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=bDGIzpfHnuy0Xq/awHmcpAPVv6k85BAyWJz8uipNbAk=;
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uA7Q==

X-Forwarded-Encrypted: i=1; AJvYcCWKASf1kRMmnOw4vA6EKjtHnyd1DPtOXqyXNvmORGbUUG2CAUPhh6Sg
9oTWCXLw1b+m47QH/WJtsfX5JmxJFIF6@eog.myflorida.com

X-Gm-Message-State: A0Ju0Yx+fwBGktJ76HiW4YAZ2Bq3U2+YfIdmwYTV/jaZ3xCSaHZ706bee
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EHA07Ergk36iEHnZePODAczjBZ7ADtMwMAlnoSpyxxrFBmRY9bx0Cp0c/VHxLD+BaGMZNGzKvh

czcAe4JvW30A4FEGlGSocZ9RCJ3eJN7sRiqNe7Da1TCZhCI2c5Jldg4tEWE1DZrldDyqRVwPpw
 X-Google-Smtp-Source: AGHT+IFc2ugiJRV/YISTgD0jeQ9lzfvm1++HHFBWUF2mh5mKTLqSnqdY/
 ylhtf0qjs0M0u6U1MTTUh25b8T6oNvbiU=
 X-Received: by 2002:a17:90b:1e53:b0:2ff:4b7a:f0a4 with SMTP id
 98e67ed59e1d1-3110f31e06cmr30443a91.3.1748023930725; Fri, 23 May 2025
 11:12:10 -0700 (PDT)
 MIME-Version: 1.0
 References: <1334498709.31818.1747703136822@mail.yahoo.com>
 <C1C3F7C2-E7F4-49B8-9649-032D917D9C12@gmail.com> <1287396143.36759.
 1747704281808@mail.yahoo.com>
 In-Reply-To: <1287396143.36759.1747704281808@mail.yahoo.com>
 From: Shawn Martin <sem2000s@gmail.com>
 Date: Fri, 23 May 2025 14:11:55 -0400
 X-Gm-Features: AX0GCFujuvCWHsio0bF7_DWl2gx5_jByWhWPMU8ami6jnt3cJhhMCSd7qEh7LU
 Message-ID: <CAFj9Tgru=b8S44M=aaN1WGAsVhXKQc+4v6zLaA0+=cqS=n2Oeg@mail.gmail.com>
 Subject: =?UTF-8?Q?=F0=9F=93=AC_Subject=3A_Omega_Villas_Escalation_=F2=80=93_Clarificat?=
 =?UTF-8?Q?ion_for_Oversight_Authorities_and_Forma?l_Response_to_Interna?=
 =?UTF-8?Q?l_Board_Positioning?=

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>,
 DBPR.GeneralCounsel@myfloridalicense.com,
 "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>,
 oig@myfloridalicense.com,
 Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov,
 public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov,
 oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com,
 citizenservices@myfloridalegal.com,
 "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us,
 "ACAP@Floridabar.org" <acap@floridabar.org>, 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,
 boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov,
 jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov,
 bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov,
 rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov,
 juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov,
 joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov,
 daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov,
 chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org,
 "IA@psd.plantation.org" <IA@psd.plantation.org>,
 "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us,
 Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org,
 press.office@theguardian.com, reporters@miamiherald.com,
 msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com,
 newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com,
 Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org,
 press@whistlebloweraid.org, info@whistleblowers.org, info@flcga.org,

tips@levernews.com, info@floridabulldog.org, tips@theappeal.org,
 grassroots@commoncause.org, tips@publicintegrity.org,
 info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com,
 info@whistleblower.org, info@thesignalsnetwork.org,
 contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press,
 info@whistleblowersofamerica.org

CC: Patty Sabates <psabates48@gmail.com>,
 Office Support YMS <info@yourmanagementservices.com>,
 Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapidés
 <bjlapides@bellsouth.net>,
 Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm
 <maritzawilhelm@yahoo.com>,
 Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown"
 <kaelanibrown@yahoo.com>,
 Kareem Chen <kcchen.80@gmail.com>, "o2btal@aol.com" <o2btal@aol.com>,
 "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Content-Type: multipart/mixed; boundary="00000000000073c3ef0635d189e5"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: DS4PEPF00000171:EE_|SA1PR09MB11306:EE_

X-MS-Office365-Filtering-Correlation-Id: 7feb2714-5bb2-448e-c570-08dd9a25577e

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

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

From: Shawn Martin <sem2000s@gmail.com>

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, DBPR.GeneralCounsel@myfloridalicense.com,
 "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, oig@myfloridalicense.com, Richard Otway
 <Richard.Otway@myfloridalicense.com>, usafis.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov,
 oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>,
 AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, 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, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov,
 jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov,
 rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov,
 joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov,
 chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org"
 <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org,

press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, info@whistleblowers.org, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com, info@whistleblower.org, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, info@whistleblowersofamerica.org
Cc: Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown" <kaelanibrown@yahoo.com>, Kareem Chen <kcchen.80@gmail.com>, "o2btal@aol.com" <o2btal@aol.com>, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Bcc:

Date: Fri, 23 May 2025 14:11:55 -0400

Subject:  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Dear Officials and Oversight Recipients,

This message is to provide clarification and documentation in light of recent communications circulated internally by members of the Omega Villas Board, including unit owner Jan Costello, Treasurer and Director Blaire Lapides, and Attorney Rhonda Hollander, who represents the current Board.

I have attached a **certified letter** that has already been sent to the Board, Counsel, and the CAM addressing **alleged construction scope deviations, insulation and permitting concerns**, and a broader pattern of **governance issues**.

Context for Oversight Review

While some internal communications have attempted to minimize these issues or frame them as interpersonal disputes, I want to be clear for the record that:

- These concerns are **documented through photos, 2008 to current permits to citation documentation to/from the City, and engineering clarification requests to the Board and Counsel**;
- They have been **escalated through formal filings with DBPR and the City of Plantation**;
- They are **supported by multiple exhibits** published at:



<https://hoajusticenow.com/omega-villas-condo-association/>

And you can see how this has impacted my personal life and property to even civil rights issues:



<https://hoajusticenow.com/home/160-2/>

<https://youtu.be/s3WETVSmZvQ?si=Rizf1Fro3Fm3sf3Q><https://youtu.be/cXN8LKJxwpU?si=ZLH4O1ownsLdCuS8><https://youtu.be/0Yn9UNtg9Ag?si=Bk2HPXJ5KoAZtMvt>

And patterns to police actions notated in the below potential RICO related Exhibits that I have created:

<https://hoajusticenow.com/exhibit-x-video-documentation-of-behavior-patterns/><https://hoajusticenow.com/exhibit-u-pattern-of-off-duty-police-involvement-misuse-of-law-enforcement-at-omega-villas/>

On Legal Representation

It is important to clarify that **Attorney Rhonda Hollander does not appear to represent the collective homeowners** of Omega Villas. She appears to represent the current rogue Board, whose actions have been the subject of multiple State complaints alleging **retaliatory rulemaking, obstruction of emergency repairs, and selective enforcement** of policies to other major property to financial concerns.

Attached is an internal email from Board Member Blaire Lapides confirming that **Ms. Hollander directly reviewed and approved the recently adopted Rules & Regulations** — a document now under DBPR complaint for potential statutory conflicts.



Jan Costello's Certified Inquiry (Independent Owner Complaint)

For further context, I am also referencing a series of communications from fellow unit owner **Jan Costello**, who submitted a **certified inquiry to the Board on February 28, 2025**, seeking legal clarification on construction contract provisions — specifically regarding **window removal and reinstallation responsibilities**. As documented in her follow-up emails, the Board failed to provide a direct answer, instead deflecting through counsel. (**refer to the email strings below**)

Ms. Costello repeatedly expressed concern that the Association's legal counsel, **Attorney Rhonda Hollander**, appeared to act on behalf of the Board rather than unit owners, stating that owners were not receiving the required transparency or legal interpretation despite multiple formal requests.

Her concerns mirror those in my own filings, and further support the broader allegation that the Board and its legal advisor appear to have engaged in a **pattern of nonresponsiveness, procedural obstruction, and legal deflection**, at the direct expense of owner rights and statutory obligations.



Rules & Regulations Complaint and Procedural Concerns

I have also included a copy of the **DBPR complaint summary** regarding the **alleged improper adoption and enforcement of the updated Rules & Regulations**. The provisions cited raise concerns under **F.S. 718.112 and 718.303**, including:

- Lack of potential transparency to owners,
- Alleged overreach requiring Board approval for adult residents,
- And potential disparate impact on protected classes.

Attached is the **draft Rules & Regulations document** itself, which is almost at the end of the Board of Directors process of being adopted and approved via legal review by Board counsel. I encourage all oversight recipients to review the document in its entirety.

Final Notice – Escalation Timeline

As previously stated, if these matters are not acknowledged and addressed within **seven (7) days**, I will begin formal outreach to:

- **Mortgage lenders** with financial exposure to Omega Villas (including large lenders like Bank of America),
- **Fannie Mae and Freddie Mac**, and
- **Federal housing oversight bodies**, including **HUD**.

These communications will center on the **potential structural, permitting, and financial risk** now facing both homeowners and the secondary lending market due to lack of oversight and alleged misrepresentation of scope and compliance.

List of Attachments

1. **Certified Letter to the Board of Directors**
2. **Email from Board Member Blaire Lapides – Legal Review of Rules & Regs**
3. **DBPR Complaint Summary – Rules & Regulations**
4. **Draft Copy of Adopted Rules & Regulations (Omega Villas)**
5. **Review Summary of Rules & Regs Parts 1 & 2**
6. **Jan Costello's Email String listed below**

To date, both the **Department of Business and Professional Regulation (DBPR)** and the **City of Plantation Police Department** have failed to take timely or substantive action on multiple filings to police reports requesting proper investigations — despite the evidence provided, the number of formal complaints submitted, and the clear escalation of risk to homeowners and property values. This level of inaction by both regulatory and law enforcement bodies now places the **burden of oversight** squarely on legislative and federal agencies to act where others have not.

In my opinion, this situation has all the bones of a national news story — not just because of what happened, but because of **who failed to act when the warnings were clear**. From regulatory inaction to local law enforcement silence, the story unfolding here at Omega Villas is no longer about a rogue Board — it's about a system that watched it happen dating back to 2007-2009 when I first began reporting these activities for investigation.

Sincerely,

Shawn Martin, MBA
Board Member & Homeowner
Omega Villas Condominium Association

<https://hoajusticenow.com/>

On Mon, May 19, 2025 at 9:24 PM o2btal@aol.com <o2btal@aol.com> wrote:

Patty, all you have to do is **read my questions** and **see her response** and you will see for yourself she did not address my questions at all. Pretty simple!

On Monday, May 19, 2025 at 09:22:43 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Jan

Again, I confirmed with the association attorney that your legal certified inquiry has been answered.
Thank you

Patty Sabates Sent from my iPhone

On May 19, 2025, at 9:05 PM, o2btal@aol.com wrote:

Dear Patty,

If that is what it takes to derive the correct legal interpretation, I will do that. However, As President of the Board, you do have the fiduciary responsibility to the unit owners to follow through with the attorney to make sure that she has provided the information requested and for which she is paid. Florida Statutes 718.111 (1) (a) Condominium Act.

Therefore, if you don't, **you have not met your obligation according to the law.**

If everything in the contract is being followed to the letter of the law, counsel and the Board should have no reason not to supply this information to the owners who are paying a large amount of money for the work. I am becoming concerned that the counsel and the board seem to have no concern for the best interest of the unit owners and perhaps have a reason that the legal interpretation is not being supplied to the owners as required by law.

As a unit owner, I am entitled to transparency and responsiveness from the association under Florida Administrative Code 61B - 21.003 (1) and the Board President has a fiduciary duty to unit owners which includes ensuring that valid legal concerns are addressed. Since my question was referred to counsel, I respectfully request that you follow up with the attorney and ensure a complete response is provided. If she is not willing or able to provide the information, perhaps a second opinion would be an option for you.

You are already aware that there are many unit owners that I am speaking on behalf of who are concerned for the complete transparency of the Board regarding certain construction issues. It appears that you are being advised to **not be transparent and adhere to your fiduciary responsibility which is unfortunate**. I am determined to see that the contract is reviewed even if our counsel refuses to do so; and, as President, is your responsibility and duty. I'm sorry to hear that you don't have concern for your fiduciary responsibilities to the owners.

Hopefully you will read the above and reconsider what you are obligated to do in your position as President. As an owner, I will pursue the facts.

Have a nice night!

On Monday, May 19, 2025 at 08:14:25 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Dear Jan

Follow up to your email.

I have confirmed that the association has met its obligation in responding to your certified inquiry. Should you disagree, you should seek independent counsel that can review the contract and the response from the association. Thank you
Patty Sabates Sent from my iPhone

On May 19, 2025, at 3:02 PM, o2btal@aol.com wrote:

Hi,

Please let me know if you are resubmitting my original certified letter to Hollander for her to answer the original questions posed. If so, when can I expect a response from her since it was originally submitted February 28, almost 3 months ago.

Thank you. Jan

On Saturday, May 17, 2025 at 07:33:11 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

My bad, I did request a copy on Engineers letterhead and signed by the engineer on record.

On Saturday, May 17, 2025 at 04:10:16 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

Thank you but for the record, I stated that **if** I am in violation with lower windows that I want a detailed description of the violation in the windows. I don't believe I requested anything from her. Her letter said that my windows would be removed and replaced and the cost billed to me. Anyone who is having their windows removed and not installed is entitled to an Engineer's report, signed by the same, advising why. Many of us can save money by performing maintenance on them or calling in a company to simply put in new weather stripping instead of replacing them, saving us thousands of dollars for windows and/or shutters.

Therefore, please don't process payment for her for any of these unwarranted threatening emails that she has sent to me. Someone who is not even in violation. Overreaching and offensive.

For the record, if my lower windows are determined to be uninstallable and in need of maintenance, I would expect that I will receive a violation notice from the board or management company and have time to cure the violation. I've already put the Board and Dorin on notice that my windows are not to be removed until all of the requested legal information is collected and resolved.

I am hoping this will be soon as none of us have the time for this . . .

On Saturday, May 17, 2025 at 03:46:03 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

The EOR letter about windows is in the portal. I believe you requested it in one of your emails so she sent it.
Thanks for the info below.
Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:40 PM, o2btal@aol.com wrote:

Patty, thanks for the quick response. below is the hi lighted language that was not at all addressed by the attorney.

Regarding her emails, she has been sending me emails for 2 days regarding consequences of violations, including fines, assessments and foreclosures and I am not in violation of anything. I resent receiving these, I don't have the time for them, and they are unnecessary. I also object for her to be paid for sending them to me so I hope you don't authorize any payments to her for this nonsense.

The Engineers letter could have and should have been sent by the board, or the Engineer, so we don't have to pay the attorney to send it.

Please get back with me advising what you suggest or will be doing. Thank you.

Jan

"This letter is a follow up to my earlier requests to the Board and Austro Construction and the engineer, via email, regarding specifics in the construction contract signed by the Board with Austro Construction.

I would like to have clarification on the section of the contract in **the Scope of Work** regarding who is responsible for reinstalling any windows and doors that are removed by the General Contractor.

Owners have been informed that we have to hire a licensed company to reinstall the windows that were removed by the contractor but I don't see that spelled out in the contract. Please provide me with the Paragraph that requires us to do so.

This is the only language that I see regarding replacement of windows and it doesn't address this.

2.4.4. Remove and replace windows in wood-framed walls where indicated by Engineer
2.4.5. Replace or repair window and door opening framing where indicated by Engineer

I look forward to a response on this issue, thanks."

Regards,

Jan Costello, Owner

COZ Real Estate Investment, LLC

atty,

On Saturday, May 17, 2025 at 03:25:28 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Hello Jan

Please advise what section of your certified letter you submitted to the association (not emails) you feel the attorney specifically did not address.

With regards to the letter you received, the association is obligated to let unit owners know the results of the upper window inspection by the EOR for unit owner and association records.

Thank you

Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:13 PM, o2btal@aol.com wrote:

Patty and all,

I have been an owner at Omega for about 13 years and you have never heard a word from me until lately with the construction issues.


I am not a person who is hard to get along with and consider myself a professional business woman for at least 40 years. I am a CPM and an RPA and have worked for the biggest and the best with international and multi million dollar clients and projects in all phases of development and have never seen anything like the issues at hand here and the lack of desire to get legal and construction issues resolved in a reasonable time frame. I am appealing to the Board to seek the answers to the issues and if needed, bring in a qualified attorney and engineer who can. It shouldn't take months for resolve.

The Board signed the construction contract that was reviewed by the attorney yet there are so many mistakes in the contract as well as vagueness which still exist and obviously overlooked, causing current problems that need to be clarified one way or the other. As the governing board, it is your responsibility to seek resolve in an expedient manner for the owners. I again request that you do so in the interest of the owners so we can put this behind us finally.

As you can see by recent correspondence from our counsel and myself, emails are going back and forth with no apparent reason nor information. I assume you will be billed for this nonsense and I want you to know that as an owner I object to this nonsense and paying her for nothing. I am not in violation of anything and yet she is sending me emails just in case. . . ridiculous. I don't need to be threatened with foreclosure, and more assessments, by her when I have done absolutely nothing, and am not in violation of anything.

I sent my certified letter as required and DID NOT get an answer to my questions which is not acceptable. Why should I have to pay for an attorney out of my pocket when we have an attorney who can provide the owners with appropriate information.

I shouldn't have to do that if our association counsel was working for us and being on our side, providing the appropriate requested information. If she is unable or unwilling to do so, perhaps the Board should consider an

Gmail -  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning attorney who will work for us instead of one who is working against owners. The owners and I are entitled to receive the legal interpretation that I requested, and we have not.

I have subsequently requested from the Board to follow up with her and ask her to answer the questions posed in my letter to her, but I have not received any response from the Board nor the requested information. Patty, as the President of the Board, isn't it your responsibility to see that our counsel answers questions posed in written correspondence in accordance with required policy?

I would appreciate a response from the Board only, telling me why we have counsel that we are paying who doesn't provide the information requested per procedure. I don't want to hear from her and rack up more bills for us unless she is willing to respond to the questions originally posed. I am looking to you as President for the appropriate guidance on the issue. I look forward to your response, not hers.

Very frustrated Owner!

5 attachments



BOD Cert. Mail 5.22.25.docx

18K



Blaire Email - rules and regulations 5.20.25.pdf

90K



Rules and Regulations-draft #6A.docx

49K



Rules Update Review Summary part 1.pdf

105K



Rules Update Review Summary part 2.pdf

105K

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

To: sem2000s@gmail.com

Fri, May 23, 2025 at 2:12 PM



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx-003d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Fri, 23 May 2025 11:12:25 -0700 (PDT)

 noname
7K

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

Fri, May 23, 2025 at 2:12 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov


Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 11:12:15 -0700 (PDT)

 noname
8K**Dr. Jackie Garrick** <jackie@whistleblowersofamerica.org>

Fri, May 23, 2025 at 2:47 PM





To: Shawn Martin <sem2000s@gmail.com>

Cc: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, DBPR.GeneralCounsel@myfloridalicense.com, Matthew.Collier@myfloridalicense.com, oig@myfloridalicense.com, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, 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, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown" <kaelanibrown@yahoo.com>, Kareem Chen <kcchen.80@gmail.com>, o2btal@aol.com, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Please remove Whistleblowers of America from this mailing list.

Dr. Jacqueline Garrick

Founder
Whistleblowers of America
Workplace Promise Institute

 202-643-1956
 jackie@whistleblowersofamerica.org
 www.whistleblowersofamerica.org
 11130 Lillian Highway, Pensacola, FL, 32506



IMPORTANT NOTICE TO RECIPIENT: This email is meant only for the intended recipient of the transmission. In addition, this email may be a communication that is privileged by law. If you received this email in error, any

review, use, disclosure, distribution, or copying of this email is strictly prohibited. Please notify us immediately of the error by return email, and please delete this email from your system. Thank you for your cooperation.

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Fri, May 23, 2025 at 3:35 PM

To: "Dr. Jackie Garrick" <jackie@whistleblowersofamerica.org>

Cc: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, DBPR.GeneralCounsel@myfloridalicense.com, Matthew.Collier@myfloridalicense.com, oig@myfloridalicense.com, Richard.Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, 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, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown" <kaelanibrown@yahoo.com>, Kareem Chen <kcchen.80@gmail.com>, o2btal@aol.com, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Sure, I will make note of this request in the public documentation that will be available for other whistleblowers to review! Thanks for your participation and acknowledgement of the protections available for all whistleblowers!

[Quoted text hidden]

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b26eaf7f550sor4380194a12.2 - gsmt

Final-Recipient: rfc822; reporters@miamiherald.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 41be03b00d2f7-b26eaf7f550sor4380194a12.2 - gsmt

Last-Attempt-Date: Fri, 23 May 2025 12:35:31 -0700 (PDT)



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

To: sem2000s@gmail.com

Fri, May 23, 2025 at 3:35 PM

**Address not found**

Your message wasn't delivered to **AskUs@sa17.state.fl.us** because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; AskUs@sa17.state.fl.us

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of [sa17.state.fl.us](#) responded with code NXDOMAIN

Domain name not found: [sa17.state.fl.us](#) For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Last-Attempt-Date: Fri, 23 May 2025 12:35:31 -0700 (PDT)

📎 noname
7K

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com



Message blocked

Your message to askcityhall@plantation.org has been blocked. See technical details below for more information.

The response from the remote server was:

[Quoted text hidden]

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.253, the

server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 12:35:32 -0700 (PDT)



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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

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

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 12:35:32 -0700 (PDT)



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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

Message blocked



Your message to **resteva@plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; resteva@plantation.org

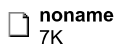
Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.253, the
server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (resteva@plantation.org:blocked,askcityhall@plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 12:35:32 -0700 (PDT)



noname
7K

Editorial Pitches <pitches+noreply@theappeal.org>

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

[Quoted text hidden]

Shared Inbox <info+noreply@whistleblowersofamerica.org>

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

[Quoted text hidden]

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 12:35:34 -0700 (PDT)

 **noname**
8K

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

To: sem2000s@gmail.com

Fri, May 23, 2025 at 3:35 PM

**Address not found**

Your message wasn't delivered to **juan.porras@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 12:35:34 -0700 (PDT)



noname

8K

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s

Office 365

inspectorgeneral

Sender

Action Required

Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the

group name on the To or CC line.

- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins


Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 5/23/2025 7:35:18 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Re:  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [DM8PR09MB7288.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [DM8PR09MB7288.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	5/23/2025 7:35:32 PM		mail-pg1-x52e.google.com	SMTP	14 sec
2	5/23/2025 7:35:32 PM	mail-pg1-x52e.google.com	SA2PEPF00002250.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	5/23/2025 7:35:32 PM	SA2PEPF00002250.namprd09.prod.outlook.com	CY5PR09CA0019.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	5/23/2025 7:35:32 PM	CY5PR09CA0019.namprd09.prod.outlook.com	DM8PR09MB7288.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

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12:35:30 -0700 (PDT)
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Date: Fri, 23 May 2025 15:35:18 -0400
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To: "Dr. Jackie Garrick" <jackie@whistleblowersofamerica.org>
CC: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>,
DBPR.GeneralCounsel@myfloridalicense.com,
Matthew.Collier@myfloridalicense.com, oig@myfloridalicense.com,
Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov,
public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov,
oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com,
citizenservices@myfloridalegal.com,
"Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us,
"ACAP@Floridabar.org" <acap@floridabar.org>, 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,
boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov,
jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov,
bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov,
rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov,
juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov,
joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov,
daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov,
chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org,
IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us,
Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org,
press.office@theguardian.com, reporters@miamiherald.com,
msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com,
newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com,
Rudy Esteve <resteva@plantation.org>, info@pogo.org, action@aclu.org,
press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org,
tips@levernews.com, info@floridabulldog.org, tips@theappeal.org,
grassroots@commoncause.org, tips@publicintegrity.org,
info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com,
Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org,
contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press,
Info <info@whistleblowersofamerica.org>, Patty Sabates <psabates48@gmail.com>,
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Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapidés
<bjlapides@bellsouth.net>,
Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm
<maritzawilhelm@yahoo.com>,
Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown"
<kaelanibrown@yahoo.com>,
Kareem Chen <kcchen.80@gmail.com>, o2btal@aol.com,
"Esq. Rhonda Hollander" <rhonda@hgl-law.com>

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Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

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

From: Shawn Martin <sem2000s@gmail.com>

To: "Dr. Jackie Garrick" <jackie@whistleblowersofamerica.org>

Cc: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, DBPR.GeneralCounsel@myfloridalicense.com, Matthew.Collier@myfloridalicense.com, oig@myfloridalicense.com, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oig.doj@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, AskUs@sa17.state.fl.us, "ACAP@Floridabar.org" <acap@floridabar.org>, 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, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, IA@psd.plantation.org, WDorr@psd.plantation.org, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, Rudy Esteva <resteva@plantation.org>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, Patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Elizabeth Palen <elizabeth.palen@hotmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, "Cc: Kaelani Brown" <kaelanibrown@yahoo.com>, Kareem Chen <kcchen.80@gmail.com>, o2btal@aol.com, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

Bcc:

Date: Fri, 23 May 2025 15:35:18 -0400

Subject: Re: 📧 Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Sure, I will make note of this request in the public documentation that will be available for other whistleblowers to review! Thanks for your participation and acknowledgement of the protections available for all whistleblowers!

On Fri, May 23, 2025 at 2:48 PM Dr. Jackie Garrick <jackie@whistleblowersofamerica.org> wrote:

Please remove Whistleblowers of America from this mailing list.

Dr. Jacqueline Garrick

Founder

Whistleblowers of America

Workplace Promise Institute



202-643-1956



jackie@whistleblowersofamerica.org



www.whistleblowersofamerica.org



11130 Lillian Highway, Pensacola, FL, 32506



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On Fri, May 23, 2025, 1:12 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Dear Officials and Oversight Recipients,

This message is to provide clarification and documentation in light of recent communications circulated internally by members of the Omega Villas Board, including unit owner Jan Costello, Treasurer and Director Blaire Lapides, and Attorney Rhonda Hollander, who represents the current Board.

I have attached a **certified letter** that has already been sent to the Board, Counsel, and the CAM addressing **alleged construction scope deviations, insulation and permitting concerns**, and a broader pattern of **governance issues**.

Context for Oversight Review

While some internal communications have attempted to minimize these issues or frame them as interpersonal disputes, I want to be clear for the record that:

- These concerns are **documented through photos, 2008 to current permits to citation documentation to/from the City, and engineering clarification requests to the Board and Counsel**;
- They have been **escalated through formal filings with DBPR and the City of Plantation**;
- They are **supported by multiple exhibits** published at:



<https://hoajusticenow.com/omega-villas-condo-association/>

And you can see how this has impacted my personal life and property to even civil rights issues:



<https://hoajusticenow.com/home/160-2/>



<https://youtu.be/s3WETVSmZvQ?si=Rizf1Fro3Fm3sf3Q>



<https://youtu.be/cXN8LKJxwpU?si=ZLH4O1ownsLdCuS8>



<https://youtu.be/0Yn9UNtg9Ag?si=Bk2HPXJ5KoAZtMvt>

And patterns to police actions notated in the below potential RICO related Exhibits that I have created:



<https://hoajusticenow.com/exhibit-x-video-documentation-of-behavior-patterns/>



<https://hoajusticenow.com/exhibit-u-pattern-of-off-duty-police-involvement-misuse-of-law-enforcement-at-omega-villas/>

⚖️ On Legal Representation

It is important to clarify that **Attorney Rhonda Hollander does not appear to represent the collective homeowners** of Omega Villas. She appears to represent the current rogue Board, whose actions have been the subject of multiple State complaints alleging **retaliatory rulemaking, obstruction of emergency repairs, and selective enforcement** of policies to other major property to financial concerns.

Attached is an internal email from Board Member Blaire Lapides confirming that **Ms. Hollander directly reviewed and approved the recently adopted Rules & Regulations** — a document now under DBPR complaint for potential statutory conflicts.

📄 Jan Costello's Certified Inquiry (Independent Owner Complaint)

For further context, I am also referencing a series of communications from fellow unit owner **Jan Costello**, who submitted a **certified inquiry to the Board on February 28, 2025**, seeking legal clarification on construction contract provisions — specifically regarding **window removal and reinstallation responsibilities**. As documented in her follow-up emails, the Board failed to provide a direct answer, instead deflecting through counsel. (*refer to the email strings below*)

Ms. Costello repeatedly expressed concern that the Association's legal counsel, **Attorney Rhonda Hollander**, appeared to act on behalf of the Board rather than unit owners, stating that owners were not receiving the required transparency or legal interpretation despite multiple formal requests.

Her concerns mirror those in my own filings, and further support the broader allegation that the Board and its legal advisor appear to have engaged in a **pattern of nonresponsiveness, procedural obstruction, and legal deflection**, at the direct expense of owner rights and statutory obligations.

🔒 Rules & Regulations Complaint and Procedural Concerns

I have also included a copy of the **DBPR complaint summary** regarding the **alleged improper adoption and enforcement of the updated Rules & Regulations**. The provisions cited raise concerns under **F.S. 718.112 and 718.303**, including:

- Lack of potential transparency to owners,
- Alleged overreach requiring Board approval for adult residents,
- And potential disparate impact on protected classes.

Attached is the **draft Rules & Regulations document** itself, which is almost at the end of the Board of Directors process of being adopted and approved via legal review by Board counsel. I encourage all oversight recipients to review the document in its entirety.

Final Notice – Escalation Timeline

As previously stated, if these matters are not acknowledged and addressed within **seven (7) days**, I will begin formal outreach to:

- **Mortgage lenders** with financial exposure to Omega Villas (including large lenders like Bank of America),
- **Fannie Mae and Freddie Mac**, and
- **Federal housing oversight bodies**, including HUD.

These communications will center on the **potential structural, permitting, and financial risk** now facing both homeowners and the secondary lending market due to lack of oversight and alleged misrepresentation of scope and compliance.

List of Attachments

1. **Certified Letter to the Board of Directors**
2. **Email from Board Member Blaire Lapidés – Legal Review of Rules & Regs**
3. **DBPR Complaint Summary – Rules & Regulations**
4. **Draft Copy of Adopted Rules & Regulations (Omega Villas)**
5. **Review Summary of Rules & Regs Parts 1 & 2**
6. **Jan Costello's Email String listed below**

To date, both the **Department of Business and Professional Regulation (DBPR)** and the **City of Plantation Police Department** have failed to take timely or substantive action on multiple filings to police reports requesting proper investigations — despite the evidence provided, the number of formal complaints submitted, and the clear escalation of risk to homeowners and property values. This level of inaction by both regulatory and law enforcement bodies now places the **burden of oversight** squarely on legislative and federal agencies to act where others have not.

In my opinion, this situation has all the bones of a national news story — not just because of what happened, but because of **who failed to act when the warnings were clear**. From regulatory inaction to local law enforcement silence, the story unfolding here at Omega Villas is no longer about a rogue Board — it's about a system that watched it happen dating back to 2007-2009 when I first began reporting these activities for investigation.

Sincerely,

Shawn Martin, MBA

Board Member & Homeowner

Omega Villas Condominium Association

<https://hoajusticenow.com/>

On Mon, May 19, 2025 at 9:24 PM o2btal@aol.com <o2btal@aol.com> wrote:

Patty, all you have to do is **read my questions** and **see her response** and you will see for yourself she did not address my questions at all. Pretty simple!

On Monday, May 19, 2025 at 09:22:43 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Jan

Again, I confirmed with the association attorney that your legal certified inquiry has been answered.

Thank you

Patty Sabates Sent from my iPhone

On May 19, 2025, at 9:05 PM, o2btal@aol.com wrote:

Dear Patty,

If that is what it takes to derive the correct legal interpretation, I will do that. However, As President of the Board, you do have the fiduciary responsibility to the unit owners to follow through with the attorney to make sure that she has provided the information requested and for which she is paid. Florida Statutes 718.111 (1) (a) Condominium Act.

Therefore, if you don't, **you have not met your obligation according to the law.**

If everything in the contract is being followed to the letter of the law, counsel and the Board should have no reason not to supply this information to the owners who are paying a large amount of money for the work. I am becoming concerned that the counsel and the board seem to have no concern for the best interest of the unit owners and perhaps have a reason that the legal interpretation is not being supplied to the owners as required by law.

As a unit owner, I am entitled to transparency and responsiveness from the association under Florida Administrative Code 61B - 21.003 (1) and the Board President has a fiduciary duty to unit owners which includes ensuring that valid legal concerns are addressed. Since my question was referred to counsel, I respectfully request that you follow up with the attorney and ensure a complete response is provided. If she is not willing or able to provide the information, perhaps a second opinion would be an option for you.

You are already aware that there are many unit owners that I am speaking on behalf of who are concerned for the complete transparency of the Board regarding certain construction issues. It appears that you are being advised to **not be transparent and adhere to your fiduciary responsibility which is unfortunate.** I am determined to see that the contract is reviewed even if our counsel refuses to do so; and, as President, is your responsibility and duty. I'm sorry to hear that you don't have concern for your fiduciary responsibilities to the owners.

Hopefully you will read the above and reconsider what you are obligated to do in your position as President. As an owner, I will pursue the facts.

Have a nice night!

On Monday, May 19, 2025 at 08:14:25 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Dear Jan

Follow up to your email.

I have confirmed that the association has met its obligation in responding to your certified inquiry.
Should you disagree , you should seek independent counsel that can review the contract and the response from the association.
Thank you
Patty Sabates Sent from my iPhone

On May 19, 2025, at 3:02 PM, o2btal@aol.com wrote:

Hi,

Please let me know if you are resubmitting my original certified letter to Hollander for her to answer the original questions posed. If so, when can I expect a response from her since it was originally submitted February 28, almost 3 months ago.

Thank you. Jan

On Saturday, May 17, 2025 at 07:33:11 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

My bad, I did request a copy on Engineers letterhead and signed by the engineer on record.

On Saturday, May 17, 2025 at 04:10:16 PM EDT, o2btal@aol.com <o2btal@aol.com> wrote:

Thank you but for the record, I stated that if I am in violation with lower windows that I want a detailed description of the violation in the windows. I don't believe I requested anything from her. Her letter said that my windows would be removed and replaced and the cost billed to me. Anyone who is having their windows removed and not installed is entitled to an Engineer's report, signed by the same, advising why. Many of us can save money by performing maintenance on them or calling in a company to simply put in new weather stripping instead of replacing them, saving us thousands of dollars for windows and/or shutters.

Therefore, please don't process payment for her for any of these unwarranted threatening emails that she has sent to me. Someone who is not even in violation. Overreaching and offensive.

For the record, if my lower windows are determined to be uninstallable and in need of maintenance, I would expect that I will receive a violation notice from the board or management company and have time to cure the violation. I've already put the Board and Dorin on notice that my windows are not to be removed until all of the requested legal information is collected and resolved.

I am hoping this will be soon as none of us have the time for this . . .

On Saturday, May 17, 2025 at 03:46:03 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

The EOR letter about windows is in the portal. I believe you requested it in one of your emails so she sent it.
Thanks for the info below.
Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:40 PM, o2btal@aol.com wrote:

Patty, thanks for the quick response. below is the highlighted language that was not at all addressed by the attorney.

Regarding her emails, she has been sending me emails for 2 days regarding consequences of violations, including fines, assessments and foreclosures and I am not in violation of anything. I resent receiving these, I don't have the time for them, and they are unnecessary. I also object for her to be paid for sending them to me so I hope you don't authorize any payments to her for this nonsense.

The Engineers letter could have and should have been sent by the board, or the Engineer, so we don't have to pay the attorney to send it.

Please get back with me advising what you suggest or will be doing. Thank you.

Jan

"This letter is a follow up to my earlier requests to the Board and Austro Construction and the engineer, via email, regarding specifics in the construction contract signed by the Board with Austro Construction.

I would like to have clarification on the section of the contract in **the Scope of Work** regarding who is responsible for reinstalling any windows and doors that are removed by the General Contractor.

Owners have been informed that we have to hire a licensed company to reinstall the windows that were removed by the contractor but I don't see that spelled out in the contract. Please provide me with the Paragraph that requires us to do so.

This is the only language that I see regarding replacement of windows and it doesn't address this.

2.4.4. Remove and replace windows in wood-framed walls where indicated by Engineer

2.4.5. Replace or repair window and door opening framing where indicated by Engineer

I look forward to a response on this issue, thanks."

Regards,

Jan Costello, Owner

atty,

On Saturday, May 17, 2025 at 03:25:28 PM EDT, Patty Sabates <psabates48@gmail.com> wrote:

Hello Jan

Please advise what section of your certified letter you submitted to the association (not emails) you feel the attorney specifically did not address. With regards to the letter you received , the association is obligated to let unit owners know the results of the upper window inspection by the EOR for unit owner and association records.

Thank you

Patty Sabates Sent from my iPhone

On May 17, 2025, at 3:13 PM, o2btal@aol.com wrote:

Patty and all,

I have been an owner at Omega for about 13 years and you have never heard a word from me until lately with the construction issues.

I am not a person who is hard to get along with and consider myself a professional business woman for at least 40 years. I am a CPM and an RPA and have worked for the biggest and the best with international and multi million dollar clients and projects in all phases of development and have never seen anything like the issues at hand here and the lack of desire to get legal and construction issues resolved in a reasonable time frame. I am appealing to the Board to seek the answers to the issues and if needed, bring in a qualified attorney and engineer who can. It shouldn't take months for resolve.

The Board signed the construction contract that was reviewed by the attorney yet there are so many mistakes in the contract as well as vagueness which still exist and obviously overlooked, causing current problems that need to be clarified one way or the other. As the governing board, it is your responsibility to seek resolve in an expedient manner for the owners. I again request that you do so in the interest of the owners so we can put this behind us finally.


As you can see by recent correspondence from our counsel and myself, emails are going back and forth with no apparent reason nor information. I assume you will be billed for this nonsense and I want you to know that as an owner I object to this nonsense and paying her for nothing. I am not in violation of anything and yet she is sending me emails just in case. . . ridiculous. I don't need to be threatened with foreclosure, and more assessments, by her when I have done absolutely nothing, and am not in violation of anything.

I sent my certified letter as required and DID NOT get an answer to my questions which is not acceptable. Why should I have to pay for an attorney out of my pocket when we have an attorney who can provide the owners with appropriate information.

I shouldn't have to do that if our association counsel was working for us and being on our side, providing the appropriate requested information. If she is unable or unwilling to do so, perhaps the Board should consider an attorney who will work for us instead of one who is working against owners. The owners and I are entitled to receive the legal interpretation that I requested, and we have not.

I have subsequently requested from the Board to follow up with her and ask her to answer the questions posed in my letter to her, but I have not received any response from the Board nor the requested information. Patty, as

10/29/25, 8:28 PM

Gmail -  Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning
the President of the Board, isn't it your responsibility to see that our counsel answers questions posed in written correspondence in accordance with required policy?

I would appreciate a response from the Board only, telling me why we have counsel that we are paying who doesn't provide the information requested per procedure. I don't want to hear from her and rack up more bills for us unless she is willing to respond to the questions originally posed. I am looking to you as President for the appropriate guidance on the issue. I look forward to your response, not hers.

Very frustrated Owner!

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to
joel.rudman@myfloridahouse.gov because the address
couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov


Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for
the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Fri, 23 May 2025 12:35:34 -0700 (PDT)

 **noname**
8K

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx01-003d5601.gslb.pphosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Fri, 23 May 2025 12:35:33 -0700 (PDT)

 noname
7K

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

Fri, May 23, 2025 at 3:35 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

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

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Fri, 23 May 2025 12:35:32 -0700 (PDT)

 noname
7K

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

To: sem2000s@gmail.com

Sat, May 24, 2025 at 4:53 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 45 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5
[SN1PEPF00036F3F,namprd05.prod.outlook.com 2025-05-24T20:53:41.863Z 08DD967AE2CA7A08]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.
(2a01:111:f403:f90d::, the server for the domain openthegovernment.org.)

10/29/25, 8:28 PM

Gmail - 📧 Subject: Omega Villas Escalation – Clarification for Oversight Authorities and Formal Response to Internal Board Positioning

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SN1PEPF00036F3F.namprd05.prod.outlook.com 2025-05-24T20:53:41.863Z 08DD967AE2CA7A08]

Last-Attempt-Date: Sat, 24 May 2025 13:53:41 -0700 (PDT)

Will-Retry-Until: Mon, 26 May 2025 11:12:10 -0700 (PDT)

 noname
6K

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

Sat, May 24, 2025 at 5:09 PM

To: sem2000s@gmail.com



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 46 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN3PEPF0000B373.namprd21.prod.outlook.com 2025-05-24T21:09:55.502Z 08DD9AF79FB939F8]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c803::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN3PEPF0000B373.namprd21.prod.outlook.com 2025-05-24T21:09:55.502Z 08DD9AF79FB939F8]

Last-Attempt-Date: Sat, 24 May 2025 14:09:55 -0700 (PDT)

Will-Retry-Until: Mon, 26 May 2025 12:35:30 -0700 (PDT)

 noname
7K

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

Sun, May 25, 2025 at 5:14 PM

To: sem2000s@gmail.com

**Delivery incomplete**

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 20 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CH3PEPF00000014.namprd21.prod.outlook.com 2025-05-25T21:14:44.187Z 08DD9AAB4FAA848B]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c946::5, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CH3PEPF00000014.namprd21.prod.outlook.com 2025-05-25T21:14:44.187Z 08DD9AAB4FAA848B]

Last-Attempt-Date: Sun, 25 May 2025 14:14:44 -0700 (PDT)

Will-Retry-Until: Mon, 26 May 2025 11:12:10 -0700 (PDT)



noname
6K

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

To: sem2000s@gmail.com

Sun, May 25, 2025 at 8:37 PM

**Delivery incomplete**

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 18 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CO1PEPF000044FD.namprd21.prod.outlook.com 2025-05-26T00:37:06.501Z 08DD9A7063DA5F72]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f807::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CO1PEPF000044FD.namprd21.prod.outlook.com 2025-05-26T00:37:06.501Z 08DD9A7063DA5F72]

Last-Attempt-Date: Sun, 25 May 2025 17:37:06 -0700 (PDT)

Will-Retry-Until: Mon, 26 May 2025 12:35:30 -0700 (PDT)



noname
7K

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

Mon, May 26, 2025 at 4:52 PM

To: sem2000s@gmail.com



Message not delivered

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [MWH0EPF000A6733.namprd04.prod.outlook.com 2025-05-26T20:52:40.369Z 08DD9AFD1823E614]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c91d::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[MWH0EPF000A6733.namprd04.prod.outlook.com](https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-a:r185285158682206200&simpl=msg-a:r1123641756444420608&simpl=msg-f:1832935942972617080&simpl=...) 2025-05-26T20:52:40.369Z 08DD9AFD1823E614]

Last-Attempt-Date: Mon, 26 May 2025 13:52:40 -0700 (PDT)



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

Mon, May 26, 2025 at 6:44 PM

To: sem2000s@gmail.com



Message not delivered

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[CO1PEPF000075EF.namprd03.prod.outlook.com](https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-a:r185285158682206200&simpl=msg-a:r1123641756444420608&simpl=msg-f:1832935942972617080&simpl=...) 2025-05-26T22:44:42.510Z 08DD9B8A08792EE8]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f805::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[CO1PEPF000075EF.namprd03.prod.outlook.com](https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-a:r185285158682206200&simpl=msg-a:r1123641756444420608&simpl=msg-f:1832935942972617080&simpl=...) 2025-05-26T22:44:42.510Z 08DD9B8A08792EE8]

Last-Attempt-Date: Mon, 26 May 2025 15:44:42 -0700 (PDT)

