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## Omega Villas Bldg 10 Unit 1740 - Interior inspection

Shawn Martin &lt;sem2000s@gmail.com&gt;

Sun, Apr 13, 2025 at 10:58 AM

To: Dorin Frai <dfrai@yahoo.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, pizzo.jason@flsenate.gov  
Cc: Office Support YMS <info@yourmanagementservices.com>, Larry Alcendor <larry@s-deng.com>

### **Subject: Supplemental Complaint – Legal Misconduct and Records Obstruction by HOA Counsel Rhonda Hollander (Related to Complaint #2024038286)**

Dear Mr. Otway and Copied Officials,

This communication is submitted as a formal **supplemental update to Complaint #2024038286**, and pertains specifically to the conduct of **attorney Rhonda Hollander**, legal counsel for the Omega Villas Condominium Association, and her role in **obstructing access to unit owner records** in a manner that may constitute **retaliatory behavior in violation of F.S. §718.1224** (Anti-SLAPP).

### **Context: Records Access Interference – September 2023**

On **August 30, 2023**, I submitted a **certified records request** to the Association as a unit owner — a right protected under Florida Condominium Law. Rather than fulfilling the request through standard management channels, the Board involved attorney **Rhonda Hollander**, who began issuing direct legal communications to me and my counsel.

This diversion to legal escalation:

- **Delayed my records access** for weeks,
- Required **multiple in-person visits** to both Rhonda's and Sunrise Management's offices,
- Resulted in **attorney's fees of \$2,884.06** that I had to personally cover,
- And ultimately led to my filing a **Bar Complaint** against Ms. Hollander, as well as a related **Arbitration Petition**, which the Association later settled with prejudice.

It is my belief that these actions were not only **excessive and unnecessary**, but constituted a clear effort to **intimidate me** and **deter further whistleblowing** regarding financial mismanagement, unlicensed contracting, and building code violations.

### **Legal Misuse of HOA Counsel**

Under the new anti-retaliation provision **F.S. §718.1224**, effective July 1, 2024:

"An association may not use association funds or resources to bring or threaten to bring legal action against a unit owner in retaliation for exercising his or her rights..."

Although my certified records request was submitted prior to this effective date, **Rhonda's aggressive actions continued into and beyond that timeframe**, and were clearly retaliatory in nature — as confirmed in the **March 1, 2024 letter (Exhibit 5 - OMID)** where she baselessly escalated and misrepresented my request and community engagement.

Her involvement also included:

- **Attacks on my character** in correspondence and public Board settings,
- **Reviewing and participating in retaliatory communications** and demand letters,

- And ultimately being named as a key figure in the **Florida Bar Complaint RFA No. 24-13708**, for which I submitted an extensive response dated **April 13, 2025**.

This response letter outlines, in detail, **a broader misuse of legal counsel as a weapon** against protected unit owners, and includes links to video footage, affidavits, and legal records supporting my claims.

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## Supporting Materials:

- **Exhibit 5 – OMID Letter from Rhonda Hollander to My Counsel (March 1, 2024) (previos email)**
  - **Withdrawal of Petition with Prejudice (Records Arbitration – previously submitted) (available upon request)**
  - **Florida Bar Complaint RFA No. 24-13708 & April 13, 2025 Response Letter (available upon request)**
  - **YouTube Evidence of Public Confrontations & Harassment**
    - [Example – Confronted by Hollander about Protest Display](#)
    - [Board's Efforts to Remove Me from a Meeting](#)
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## Summary

The coordinated use of HOA legal counsel to block records access, intimidate a whistleblower, and obstruct public accountability — especially with **known Board Member involvement** — merits heightened review under both administrative and civil frameworks.

I respectfully request that this email and its references be:

- **Formally added to Complaint #2024038286, and**
- **Forwarded internally to the DBPR's legal division and the Florida Bar**, for independent review if not already cross-referenced.

Thank you again for your continued time and attention to these critical matters of transparency, retaliation, and legal accountability in Florida's condominium communities.

Respectfully,

**Shawn Martin, MBA**

Homeowner & Whistleblower – Omega Villas Condominium Association

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