

Watchdog Updates – September 15, 2025

Omega Villas Condominium Association

Included Updates:

1. Main Update – Florida Condo Collapse, Crist Repeal, Arbitration Dismissal, OIG Referral
2. Part 2 – Vendor Bids & Special Assessment Manipulation
3. Part 3 – Election Video, Retaliation, and Information Control



Shawn Martin <sem2000s@gmail.com>

Subject: Watchdog Update – Exhibit L2: Hollander's Retaliatory Pattern Leading to New Arbitration**Shawn Martin** <sem2000s@gmail.com>

Mon, Sep 15, 2025 at 12:51 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafis.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@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, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmmhlp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, 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" <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>, naomi.seligman@valuesunited.org

Cc: Timothy.Neal@myfloridalicense.com

 Watchdog Update 9.15.25 – Florida's Condo Collapse, Arbitration Failures & Historic Enforcement Rollback
Subject Line:
 Florida's Condo Crisis: Statewide Collapse, Arbitration Failures & DBPR's Lost Authority

Body:

Dear Watchdog Partners,

The cracks in Florida's condo system are no longer isolated to a few communities — they are **systemic, historic, and deliberate**.

Statewide Collapse Now Visible

A recent video analysis documented Florida's condo freefall:

-  **32% condo price collapse in Deltona** — the steepest drop in state history.
-  **41% spike in foreclosure filings** across Volusia County.
-  Average HOA dues up **50%+ in three years**, with retirees forced to sell or declare bankruptcy.
-  Over **600,000 insurance policies canceled**, driving **1.1M+ Floridians onto Citizens Insurance**.
-  **FHA condo approvals down 40%; mortgage applications down 35%** year-over-year.

Even the Governor himself, in a rare unscripted outburst, acknowledged the severity — slamming insurers and lenders while **ignoring DBPR's long-standing failures**.

YouTube Video Link: <https://www.youtube.com/watch?v=Lefs-9wkftI>

Arbitration Breakdown – Omega Villas Case

At Omega Villas, the pattern is crystal clear. I have filed a **Motion to Dismiss Arbitration** due to:

-  **No Board vote** authorizing arbitration (documented in meeting recordings).
-  Counsel (Rhonda Hollander) pursuing arbitration outside statutory procedure.
-  Retaliatory filings designed to pressure whistleblowers rather than resolve defects.

This mirrors the larger collapse: **owners trapped, process weaponized, oversight missing**.

Oversight Escalation – OIG Referral & Exhibit L

On **August 28, 2025**, the **Florida Chief Inspector General** referred my complaint to the **DBPR Inspector General** (CIG Correspondence #2025-08-27-0012).

This places DBPR's arbitration handling and oversight failures under IG review. Exhibit L already documents years of unanswered complaints, denials of jurisdiction, and regulatory buck-passing. With IG involvement, the failures are now **officially under scrutiny**.

Historic Enforcement Rollback – The Crist Repeal

The roots of this collapse run deep.

- In **2008**, Florida passed a law requiring **40-year structural inspections** and mandatory **reserve funding** for repairs.
- In **2010**, then-Governor **Charlie Crist signed a repeal bill** eliminating those requirements after heavy lobbying by condo associations.
- Crist later admitted, after Surfside, that the repeal was a “wake-up call” — the cost of avoiding inspections had come due.

This repeal stripped away the **only statewide enforcement mechanism** for aging buildings. From then on, DBPR was left with narrow powers over governance and licensing, not maintenance. The result? **Deferred repairs, underfunded reserves, and a state sleepwalking into collapse.**

Bottom Line

Florida's crisis is not just a matter of “bad boards” or “tough insurance markets.” It is a **documented regulatory failure**:

- DBPR unable (and unwilling) to enforce maintenance.
- Legislative rollbacks under Crist that removed mandatory inspections and reserves.
- Arbitration weaponized against whistleblowers.
- A statewide collapse now undeniable.

Omega Villas is a case study. Deltona is the headline. Together, they prove systemic failure from top to bottom.

I will continue to release exhibits and watchdog updates to ensure these failures are documented for oversight bodies, financial institutions, and national media.

Respectfully,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower – Omega Villas

<https://hoajusticenow.com>

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Shawn Martin <sem2000s@gmail.com>

BIDS- Please see below email and attachments from Maged. Please review We need to invite the vendor for discussion. Based on pricing, Live Electric has a more favorable proposal

Shawn Martin <sem2000s@gmail.com>

Mon, Sep 15, 2025 at 1:15 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@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, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulson <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" <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>, naomi.seligman@valuesunited.org

Cc: KCC C <kcchen.80@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, Miriam Tirado <miriam71@comcast.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Elizabeth P <elizabeth.palen@hotmail.com>, Office Support YMS <info@yourmanagementservices.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Patty Sabates <psabates48@gmail.com>

Subject: Omega Villas Vendor Bids Exposed – \$93K vs. \$779K for Same Work

Dear Watchdog Partners,

Attached are the **vendor bid files** recently circulated by the Omega Villas Board and CAM. These documents confirm exactly what my earlier supplemental update flagged: **opaque vendor handling, selective cost-shifting, and numbers that don't pass the smell test.**

What the Numbers Show

Bid Comparison – Version 1 (full scope):

- Austro: **\$307,010**
- MEP Invo: **\$779,760**
- Live Electric: **\$152,325**
- Cavaliere: **\$106,140** (partial scope only)

Bid Comparison – Version 2 (after “owner responsibility” reclassification):

- Austro: **\$126,890**
- MEP Invo: **\$541,335**
- Live Electric: **\$93,535**

Delta: With the stroke of a pen, costs to the Association dropped by hundreds of thousands — not because the work changed, but because the Board reclassified items as “owner responsibility.”

Individual Vendor Bids

- **MEP Invo (Proposal #2209, Aug 26, 2025):**
 - Electrical: **\$238,425** to replace 54 panels, 234 fixtures, 176 outlets.
 - Low Voltage: **\$95,535** for 99 cable/internet boxes (with no guarantee service will work afterward).
 - Plumbing: **\$148,200** for 152 outlets.
 - Total: **\$482,160+**, excluding permits. Heavy subcontractor reliance noted.
 - **Austro Construction & Live Electric:** Lowest-bid scenarios, but figures vary wildly between Versions 1 and 2 — suggesting costs are being shuffled, not transparently managed.
-

Key Takeaways

- **Cost Manipulation:** Patty Sabates admitted in writing that “Version 2” was created to shift costs. The bid sheets confirm this reallocation.

- **Profit Stacking:** Maged acknowledged some contractors padded bids with subcontractor markups. MEP Invo's inflated totals back that up.
 - **Transparency Void:** Owners are being lined up for assessments with no clear disclosure of why one vendor is \$93K while another is \$779K for nearly identical scopes.
-

Why This Matters

This is not routine vendor selection. It is a **textbook case of governance abuse**:

- Owners are being saddled with costs that change depending on which spreadsheet the Board shows.
 - Numbers range from **reasonable to absurd**, with no oversight mechanism in place.
 - The Board is now moving forward with Live Electric, despite these glaring discrepancies.
-

Attachments:

- Omega Villas Bid Comparison – Version 1
- Omega Villas Bid Comparison – Version 2
- MEP Invo Proposal #2209
- Austro Construction Bid
- Live Electric Bid

All attachments will be cross-referenced in **Exhibit L** as part of the ongoing regulatory and financial evidence record.

Bottom Line:

Florida's condo crisis isn't just about state-level neglect — it's about Boards like Omega Villas **weaponizing opaque vendor processes to bleed owners dry**.

Respectfully,

Shawn Martin, MBA

Protected Whistleblower

www.hoajusticenow.com

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3708K



Shawn Martin <sem2000s@gmail.com>

New Project Manager - Anas Almousa with SD engineering

Shawn Martin <sem2000s@gmail.com>

Mon, Sep 15, 2025 at 1:47 PM

To: Eric Richards <ericcrichards@gmail.com>

Cc: Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, KCC C <kcchen.80@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Office Support YMS <info@yourmanagementservices.com>

Subject: Omega Villas – Part 3 Update: Election Video, Retaliation & Information Control**To:** Watchdog Partners**CC:** Patty Sabates; Blaire Lapides; Elizabeth Palen; Miriam Tirado; Maude King-Bruce; KCC; YMS Office; Rhonda Hollander; Eric Richards**Body:**

Dear Watchdog Partners,

This third supplemental update exposes how **Omega Villas leadership weaponizes communication control and officer roles** to protect allies while silencing critics.

 Election Video Evidence (2025)

- During the recent election, **Elizabeth Palen** secured the VP slot with the backing of Patty's bloc.
- **Kaelani Brown**, who also ran for VP, was voted down.
- On video, Kaelani requested permission to help update/manage the community website.
- She was told “**absolutely no**” by Patty and her allies.

 Video link: *[YouTube Election Recording]* **Retaliation Against Critics**

- Shortly after becoming VP, **Elizabeth Palen launched the false “gun threat” narrative** against me, based on a WhatsApp message taken out of context.
- This baseless smear was used to discredit and silence opposition during public meetings.

Loyalty = Control of Communications

- While Kaelani was denied any access to official communication tools, **Eric Richards** — a former VP no longer in office — continues to control:
 - Community **portal blasts**
 - **SMS phone pushes** to owners
 - Emails show Patty directing Eric to push out Board communications, with Eric responding: *“Ok send wording and I will make it happen.”*
-

Key Takeaway

This is not governance — it is **information control based on loyalty**:

- Allies (Elizabeth, Eric) are empowered beyond their roles.
- Opponents (Kaelani, myself) are denied access or targeted with retaliation.
- Owners are left with **no neutral or transparent channel of communication**.

This pattern reinforces the systemic failures already documented:

- **Vendor manipulation** (Part 2 update)
- **Assessment abuse** (Part 1 update)
- Now **information capture and retaliation** (Part 3)

Supporting Videos:

- <https://www.tiktok.com/@flcoawhistleblower/video/7493926633993178398> - 3.25.25 Annual BOD Election Meeting - Kaelani explains why she would make a better VP than Elizabeth.
 - <https://www.tiktok.com/@flcoawhistleblower/video/7517739880001146142> - 6.17.25 BOD Mtg. Clip -- Basically full spectrum of corruption REFLECTING possible political shielding from the City to the County to the State in the Beautiful State of Florida!
 - <https://www.youtube.com/watch?v=FgZ43vtiXdU> - 3.25.25 BOD Annual Election - You Can See the Rogue Board Nominate Each Other as Officers!
 - https://youtu.be/RMo3OMKB_vY - 03/25/25 BOD Mtg - More Attacks on Whistleblower! About 2:44 hours Elizabeth Attack.
 - <https://www.tiktok.com/@flcoawhistleblower/video/7489566513121283359> - 3.25.25 Omega Villas BOD MTG -- Karens attack whistleblower over improper access to a private WhatsApp group (refer to prior post on 3.25.25) then exaggerate that I was threatening people by posting things out of context!
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Next Steps:

This update, with video evidence, will be added to the watchdog archive and incorporated into **Exhibit L** under “Information Control & Retaliation – 2025 Election and Aftermath.”

Sincerely,

9/15/25, 1:52 PM

Gmail - New Project Manager - Anas Almousa with SD engineering

Shawn Martin, MBA

Protected Whistleblower @ Omega Villas

www.hoajusticenow.com

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