

5/4/2009

Olivia Whithers, Esq.
Glantz & Glantz, P.A.
7951 Southwest Sixth St.
Suite 100
Plantation, FL 33324

Re: File # 515570

Ms. Whithers & Mr. Jenkins,

I am furious about the lack of maintenance and all of the current issues that I have faced from 2007-2009 in Omega Villas Condo Assoc. Words just can't describe this right now. What would I like to do? I would like to sue these folks for destruction of my property, lack of maintenance, and have an investigation into the misappropriation of funds in our budget. I would like to view this as short term and long term projections.

For the short term, I would like to get a court order requiring for them to allow me to inspect the records that I have requested to inspect 4 or 5 times through the proper channels by the way. I have emails and back-up documentation to prove this regardless of what Weinberg's letter states. I am not sure how expensive this will be, so I want to do a cost analysis before we get too deep into this. I don't think a letter going back and forth is going to resolve anything. Notice what I sent Weinberg's Office and Cc the Governor, the news media, and the Mayor of the City of Plantation, and the Department of Business and Professional Regulations in the attached email string. So, with that said do you think a simple letter is going to resolve anything? I would like to do a cost analysis on how much it will cost to get a court order or if you think a Judge would give me a court order based on all of my findings?

The reason that I want access to the records is that I requested certain documents and they conveniently stated that oh those records that you needed were lost. We don't have copies. Yet, I still paid \$30 for records that were NOT complete hence the reason for my request for a court order. Documents are included for all of these allegations for your review. I think you remember the majority of the details behind all of these problems with this association; if not, please see my attached letters, emails and documents and it should get you up to speed.

For the long term, I would like to file a lawsuit for destruction of my property, blatant disregard to the maintenance of my unit, and any other damages the court might deem I am due. However, I need to get access to the records first so that I can put my finger on all of the details that I am looking for. This should cut through a lot of the litigation. I have most of the financial documents that I need but there are some more that I want access to as well. I have spoken with two other attorneys and they feel that I have a strong case for Malfeasance and Misappropriation. However, I may have to go after this in a class action suit rather than just linking it to my property at hand. So, I would like to do a cost analysis and study of the prospects of taking this to court for both my personal interest and the interest that I have in this association at large. Whether this should be done as a regular lawsuit or a class action and the costs associated with both. I have a letter enclosed that discloses a factual representation of my findings within this association that I am enclosing for your review.

As for Weinberg's letter, if you choose to respond, I would like a cease and desist letter regarding the destruction of my property, demand for him to release the records that I am entitled to review as a paying member of a condominium association, and any other ideas that you can have. I would love to discuss all of my options here. Responding to Weinberg's letter, you might also want to include the fact that I did properly request the documents to review through the proper channels and was told by his firm and the management company that I must pay \$230+ for copies of those records. They did not offer for me to inspect the public records which is what the statute states. Weinberg has a convenient lapse of memory here as you see. Also, I video taped meetings for the past year and have some of Weinberg's and my discussions on video tape as well. In your letter, if you choose, you might state that I don't want them touching my property as they have proven that they can't follow the statutes for properly managing this community. I also enclosed a copy of the letter that Weinberg is speaking about for your review as well.

I think a phone call will be the best way to discuss all of this but there is a lot of information to absorb. I look forward to working with you both on this as it develops. Also, I have a website that I created with all of this information and more on all of my issues with Omega Villas at www.residentofomegavillas.weebly.com.

Thanks,

Shawn Martin
1760 NW 73 Ave.
Plantation, FL 33313

THE LAW FIRM OF
FRANK • WEINBERG • BLACK, P. L.

DAVID W. BLACK
STEVEN W. DEUTSCH
STEVEN C. ELKIN
NEIL G. FRANK
E. J. GENEROTTI
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SHAWN L. MICHAELSON
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ROBERT T. SLATOFF
MARIA SPILIOPOULOS
LEANNE B. WAGNER
STEVEN A. WEINBERG
*MEMBER NEW YORK BAR
**MEMBER D. C. BAR
***MEMBER P. A. BAR

December 9, 2008

VIA EMAIL: shawn2000m@yahoo.com

AND REGULAR MAIL

Mr. Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

Re: **Omega Village Condominium Association, Inc.**
Our File No. 12751.001

Dear Mr. Martin:

Please be advised that we are in receipt of your latest emails on Tuesday, December 9, 2008. I was out of the office on vacation the week of December 1st and, upon return to the office, received only one message from you on December 8, 2008. With respect to your request under Fla. Stat. §718.111(12), you requested copies of several documents of Omega Villas. All Florida Management, the management company for the Association, produced the copies and informed you that the cost for the copies was \$232.75. To date they have not received any remittance of the funds. We would invite your attention to the case of Farnham v. Vista Harbor Association, Inc., Case Number 97-0396 (November 14, 1997) which held that an association is not required to produce records without first receiving advance payments for copying. Additionally, several of your document requests are improper. For example, in the Farnham case, a request for "all" contracts is not a proper request. Requirements for insurance policies for 2004 through 2006 is also not a proper request. Fla. Stat. §718.111(12) provides that the Association is only required to produce the current year's insurance policy. Notwithstanding the foregoing, you may pick up a copy of all the documents you requested (even though the Association reserves the right to dispute the validity of many of your requests) upon proper payment for the copies to All Florida Management.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

FRANK, WEINBERG & BLACK, P. L.


JOEL M. MCTAGUE
For the Firm

JMM/ja

cc: **Omega Villas Condominium Assoc., Inc.**
Steven A. Weinberg, Esq.

H:\FWB\Omega\Omegamega Villas Condo Association\12751.001 Board Recall\Shawn Martin Ltr.wpd

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Re: Fw: Shawn Martin Ltr.pdf

Monday, December 15, 2008 12:33 PM

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Joel,

When do you propose that the association is going to repair the \$1,200 plus damage to my unit? When do you propose they will correct the 12 citations issued by the City of Plantation as I just recently received a reminder notice from the City of Plantation regarding my unit's outstanding citation(See the Attached two Files)? Do you think that the association will hire properly licensed contractors in the future or will they continue on the same past as last year?

Further, I think that the \$232.75 your asking for copies would be better spent on my legal fees for taking these issues to court. I have been patient and I am tired of the waste and mismanagement. Your firm was hired two months ago and it appears we are still on the same path as last year and the only change that I see is getting threatening letters from your firm.

Shawn Martin

--- On Mon, 12/15/08, Shawn Martin <shawn2000m@yahoo.com> wrote:

From: Shawn Martin <shawn2000m@yahoo.com>
Subject: Re: Fw: Shawn Martin Ltr.pdf
To: jmcague@fwblaw.net, "Norma Aker" <njaker@bellsouth.net>, "All Florida Property Management" <afms2@bellsouth.net>, "Patsy Cates" <patsycates@aol.com>, "Paula Gigliotti" <pgigliotti@bellsouth.net>, "Blair Lapides" <blapides@bellsouth.net>, "Patty Sabates" <canon2222@aol.com>, "Miriam Tirado" <miriam71@comcast.net>
Cc: Charlie.Crist@MyFlorida.com, Jeff.Kottkamp@MyFlorida.com, janberg@att.net, Call.Center@dbpr.state.fl.us, dcohen@wsvn.com, newsdesk@wplg.com, wtvjdesk@nbc.com, AAttah@plantation.org, BHargreaves@plantation.org, jsabouri@plantation.org
Date: Monday, December 15, 2008, 12:06 PM

Joel,

To add further arguments to this equation, I requested documents from the management company in the past and paid \$25 for said documents. However, these documents did NOT include all of the items that I requested. So, why would I pay an additional \$232.75 when I may NOT be getting what I am asking for. The statute clearly states that the records shall be open to inspection.

The case law, case # 97-0396, that you quoted was back in Nov. of 1997. Do you think a judge would uphold this today? This CASE is 11 years OLD and you know just as well as I know that the political environment has changed dramatically since such time. Not to mention, the statutes and division powers have changed greatly since this time.

Finally, we are arguing about public property. Property that I am paying \$306 per month to upkeep. So, there is NO reason that I can foresee that would invalidate my request to inspect the records OR MAKE MY OWN COPIES. Is there something hidden that I should not see?

Shawn Martin

--- On Tue, 12/9/08, Shawn Martin <shawn2000m@yahoo.com> wrote:

From: Shawn Martin <shawn2000m@yahoo.com>
Subject: Fw: Shawn Martin Ltr.pdf
To: jmcague@fwblaw.net, "Norma Aker" <njaker@bellsouth.net>, "All Florida Property Management" <afms2@bellsouth.net>, "Patsy Cates" <patsycates@aol.com>, "Paula Gigliotti" <pgigliotti@bellsouth.net>, "Blair Lapides" <blapides@bellsouth.net>, "Patty Sabates" <canon2222@aol.com>, "Miriam Tirado" <miriam71@comcast.net>
Cc: Charlie.Crist@MyFlorida.com, Jeff.Kottkamp@MyFlorida.com, janberg@att.net, Call.Center@dbpr.state.fl.us, dcohen@wsvn.com, newsdesk@wplg.com, wtvjdesk@nbc.com, AAttah@plantation.org, BHargreaves@plantation.org, jsabouri@plantation.org
Date: Tuesday, December 9, 2008, 6:13 PM

Joel,

We can argue case law all day long. As you well know, case law is set by judges and jury as each case has its own merits. The fact remains that:

(c) **The official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at the reasonable expense, if any, of the association member.** The association may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and copying. The failure of an association to provide the records within 10 working days after receipt of a written request shall create a rebuttable presumption that the association willfully failed to comply with this paragraph. A unit owner who is denied access to official records is entitled to the actual damages or minimum damages for the association's willful failure to comply with this paragraph. The minimum damages shall be \$50 per calendar day up to 10 days, the calculation to begin on the 11th working day after receipt of the written request. The failure to permit inspection of the association records as provided herein entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the records who, directly or indirectly, knowingly denied access to the records for inspection. Any person who knowingly or intentionally defaces or destroys accounting records that are required by this chapter, or knowingly or intentionally fails to create or maintain accounting records that are required by this chapter, is necessarily subject to a civil penalty pursuant to a

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records that are required by this chapter, is personally subject to a civil penalty pursuant to s. 718.501(1)(d). The association shall maintain an adequate number of copies of the declaration, articles of incorporation, bylaws, and rules, and all amendments to each of the foregoing, as well as the question and answer sheet provided for in s. 718.504 and year-end financial information required in this section on the condominium property to ensure their availability to unit owners and prospective purchasers, and may charge its actual costs for preparing and furnishing these documents to those requesting the same. Notwithstanding the provisions of this paragraph, the following records shall not be accessible to unit owners:



By the way, I am aware that you were allowed to answer by motion the arbitrator in which you did on 11/21/08 in our recall arbitration case # 2008-05-8941 and you faxed your answer to them that day. I asked the representative at arbitration about this and she said yes the arbitrator viewed your motion prior to making his decision on 11/24/08. I also know the Florida administrative code allows for each party to answer a motion submitted by the opposing party within 7 days. I also know that I only lost this petition by 7 votes. I also know that I have received more signatures after the arbitration hearing as well. So, do you really have the majority on your side?

I would like to inspect the records to see which ones that I need as listed on my request and in the complaint that I filed with the Division. It is my right as a unit owner who pays \$306 per month and \$3,672 per year to have access to these records. It is also my money that is paying for you to fight me. I ask that you grant me the access that is allowed to me by statute and let me view and make copies of the documents that I am requesting and stop throwing up road blocks and obstacles.

Shawn Martin
Unit Owner & Former Board Member At Omega Village Condominium Association

Site Search > Home > Search Results > Omega Three Consortium Association

--- On Tue, 12/9/08, Jean Anderson <janderson@fwblaw.net> wrote:

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From: Jean Anderson <janderson@fwblaw.net>
Subject: Shawn Martin Ltr.pdf
To: "shawn2000m@yahoo.com" <shawn2000m@yahoo.com>
Cc: "Joel McTague" <jmctague@fwblaw.net>
Date: Tuesday, December 9, 2008, 5:39 PM

Per Joel McTague, please see attached. Thank you.

Jean Anderson
Legal Assistant
Frank, Weinberg & Black, P.L.
7805 S.W. 6th Court
Plantation, FL 33324
Telephone: (954) 474-8000
Fax: (954) 474-9850
e-mail: janderson@fwblaw.net

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Fw: Shawn Martin Ltr.pdf

Tuesday, December 9, 2008 11:50 PM

From: "Shawn Martin" <shawn2000m@yahoo.com>

To: jmcague@fwblaw.net, "patricia braedyn" <pbraedyn@msn.com>, "Jim Braedyn" <j_braed@yahoo.com>, "Doug Byers" <byerson@earthlink.net>, "John Christensen" <christensen08@comcast.net>, "Arlette Deltoro" <arlettedeltoro@yahoo.com>, "Debbie Gonzalez" <grandmarican@myway.com>, "Marjorie Gurnsey" <mcguerns07@gmail.com>, "Vivia Haye" <hayewallacev@bellsouth.net>, "Maria & Betty Hernandez" <ahkb@bellsouth.net>, "Graham Heywood" <graham@southern-greens.com>, "smokey216@hotmail.com" <smokey216@hotmail.com>, "Fred Hoefelmeyer" <fhoefelmeyer@earthlink.net>, "Joe" <zlonedus@gmail.com>, "Elton John" <notle@comcast.net>, "Paul McManus" <rosa43@aol.com>, "Laura Mendillo" <mendilloli@bellsouth.net>, "Christina Morrison" <minnievb@hotmail.com>, "Justin Peters" <justinpeters@hotmail.com>, "Nelson Posada" <nelsonposada@cs.com>, "Syed Rizvi" <syedrizvi@rocketmail.com>, "Slivia Schegherastein" <vschegherastein@compass.md>, "Wendy Spiller" <wendy.spiller@gmail.com>, "Susan Stocker" <susanjstocker@gmail.com>, "Arnold Tolbert" <ajtflyer@msn.com>, "Judith Vogel" <judithvogel@hotmail.com>, "Andrea Whilby" <awhilby@aol.com>

Cc: Charlie.Crist@MyFlorida.com, Jeff.Kottkamp@MyFlorida.com, janberg@att.net, Call.Center@dbpr.state.fl.us, dcohen@wsvn.com, newsdesk@wplg.com, wtvjdesk@nbc.com, AAttah@plantation.org, BHargreaves@plantation.org, jsabouri@plantation.org

Shawn Martin Ltr.pdf (89KB)

Joel,

To Further add to the below statements, it was specifically asked by Steven Weinberg that I conduct all inquiries through your firm. Now, my request was sent via certified mail addressed to Steven Weinberg 6 days ago. I called Steven & I called you multiple times. So, regardless of a vacation, one of your firm members could have contacted me as I am sure they all have a copy of my file and my certified request.

Further, I should not have to endure any more expenses to review my rightful records. I have wasted my time and money trying to help the unit owners, who are tired of their property being neglected, obtain justice. I have spent over \$300 of my personal funds reaching out to the community, sending pleadings to recall arbitration, and sending certified requests to the Management Company, Accounting Firm, and your Law Firm. I have wasted my time trying to obtain justice for my unit that has remained damaged for over a year now. I have wasted money on my attorney sending your firm letters regarding the damage to my unit.

The unit owners have spent over \$300,000 via two special assessments in 2006 & 2007, \$192k each, for their property to be repaired, meaning wood rot repair, front and rear fences, and all of these repairs were not made. They only repaired the rear fences and never touched the front fences. In 2006, the \$192k special assessment was not clearly calculated and it was alleged not enough money was collected. So, they ran another \$192k special assessment in 2007 and still did not repair the front and back fences. So, was the money mismanaged or wasted??

Last week, I received another citation from the City of Plantation for the work on my unit NOT being done by a properly licensed contractor and without a permit. My house remains with an interior leak that the Association has not corrected along with 12 other units as it is all posted on my website. I ask you all in the audience when is enough, enough?? How much time, money, and personal funds must be wasted to obtain justice? How many peoples rights must be allowed to be violated by a few who disregard the value of others property? How many other channels must I waste time on sending these materials to before justice is delivered? When is enough, enough?

www.myspace.com/omegavillas

Shawn Martin
Unit Owner At Omega Villas Condominium Association, Inc.

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To: jmctague@fwblaw.net, "Norma Aker" <njaker@bellsouth.net>, "All Florida Property Management" <afms2@bellsouth.net>, "Patsy Cates" <patsycates@aol.com>, "Paula Gigliotti" <pgigliotti@bellsouth.net>, "Blair Lapidés" <bjlapides@bellsouth.net>, "Patty Sabates" <canon22222@aol.com>, "Miriam Tirado" <miriam71@comcast.net>
Cc: Charlie.Crist@MyFlorida.com, Jeff.Kottkamp@MyFlorida.com, janberg@att.net, Call.Center@dbpr.state.fl.us, dcohen@wsvn.com, newsdesk@wplg.com, wtvjdesk@nbc.com, AAttah@plantation.org, BHargreaves@plantation.org, jsabouri@plantation.org
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Shawn Martin
Unit Owner & Former Board Member At Omega Villas Condominium Association!!!

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From: Jean Anderson <janderson@fwblaw.net>
Subject: Shawn Martin Ltr.pdf
To: "shawn2000m@yahoo.com" <shawn2000m@yahoo.com>
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Date: Tuesday, December 9, 2008, 5:39 PM

Per Joel McTague, please see attached. Thank you.

Jean Anderson
Legal Assistant
Frank, Weinberg & Black, P.L.
7805 S.W. 6th Court
Plantation, FL 33324
Telephone: (954) 474-8000
Fax: (954) 474-9850
e-mail: janderson@fwblaw.net

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OFFICIAL RECORDS REQUEST FORM

TO: Board of Directors of Omega Villas Condominium Association, Inc.

As a Unit Owner and Member of the Condominium Association and pursuant to s.718.111(12), Florida Statutes, the undersigned hereby requests to inspect and copy the following official records of the Association:

- * 1. Copies of Board minutes for 5-16-06, 7-17-06, 9-9-06,
- 2. 11-17-05, 12-05, 1-04, 2-04, 12-03, 8-03, 1-02,
- 3. 2-02, 3-02, 5-02, 7-02, 9-02, 10-02, 11-02, and 12-02.
- * 4. Full copies of all insurance policies for years 2004-2006.
- * 5. Copies of all Gary Curtis & All Florida Management Services
- 6. Letters or correspondence with FEMA for 2005-2007 period
- * 7. Full copies of vendor contracts for 2005-2007 periods.
- * 8. Full copies of the contract & loan paperwork for
- 9. the 2002 Roof Construction.
- * 10. Full copies of any correspondence relating to our insurance policy for damages sustained by Hurricane Wilma for 2005-2007

This written request is made pursuant to s. 718.111(12), Florida Statutes, and has been sent via certified mail. Florida law requires that "The records of the association shall be made available to a unit owner within 5 working days after receipt of written request by the board or its designee." Further, "The failure of an association to provide the records within 10 working days after receipt of a written request shall create a rebuttable presumption that the association willfully failed to comply."

Please notify the undersigned promptly of the date, time and place the requested records will be made available for inspection and copying. Thank you.

Signature: Shawn Martin

Printed Name: Shawn Martin

Address: 1760 NW 73rd Ave, Plantation, FL 33313

Phone Number: 954-585-0967 or 954-721-8663.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

All Florida Management Services,
Inc.
1971 W. Mc Nelly Rd., Ste 2
Pompano Beach, FL 33069

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

R. Stogdell

☐ Agent

☐ Addressee

B. Received by (Printed Name)

R. Stogdell

C. Date of Delivery

9/25/08

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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Sent To

All Florida Management Services, Inc.

Street, Apt. No.,
or PO Box No.

1971 W. Mc Nelly St 2

City, State, ZIP+4

Pompano Beach, FL 33069

PS Form 3800, August 2006

See Reverse for Instructions

Shawn Martin
1760 NW 73 Ave.
Plantation, FL 33313
(P) 954-701-8663
(F) 954-585-0967
shawn2000m@yahoo.com

Fax

To: Florida Division of Condominiums, Timeshares, & Mobile Homes Att: Michael Cochran	From: Shawn Martin
Phone: 850.488.1122 Ext.	Pages: 5
Fax: 850.921.5446	
Cc:	
Re: Condominium Records Request	

Michael,

Attached is some correspondence whereby I requested Official Records from Omega Villas Condominium Association, Inc. located in Plantation, FL. The Management company was not very accommodating in my first request. Therefore, I am Cc you on this request so that you are aware of this correspondence.

Regards,

Shawn Martin

**CITY OF PLANTATION
Building Department**

Telephone: 797-2250

Date 9/30/08 Time 9:45

☒ A building permit and / or zoning department approval are required for the work being performed on this premise. CE08-03132

☐ Please call regarding building permit issued.

☐ Please call for inspection of:

<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> ROOF
<input type="checkbox"/> FRAMING	<input type="checkbox"/> LATH
<input type="checkbox"/> PLUMBING	<input type="checkbox"/> GAS LINE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FINAL
<input type="checkbox"/> HEATING	<input checked="" type="checkbox"/> OTHER
<input type="checkbox"/> WATER HEATER	<input type="checkbox"/> POOL

Comments:

1760 NW 73 AVE
REPLACE SIDING
W/OUT PERMIT

X BEN H.
SIGNED, BUILDING INSPECTOR

**CITY OF PLANTATION
Building Department**

Telephone: 797-2250

Date 12/4/08 Time 3:00

☐ A building permit and / or zoning department approval are required for the work being performed on this premise. 1760 NW 73 AVE

☐ Please call regarding building permit issued.

☐ Please call for inspection of:

<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> ROOF
<input type="checkbox"/> FRAMING	<input type="checkbox"/> LATH
<input type="checkbox"/> PLUMBING	<input type="checkbox"/> GAS LINE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FINAL
<input type="checkbox"/> HEATING	<input type="checkbox"/> OTHER
<input type="checkbox"/> WATER HEATER	<input type="checkbox"/> POOL

Comments:

REPLACE SIDING
W/OUT PERMIT

X BEN H.
SIGNED, BUILDING INSPECTOR

GLANTZ & GLANTZ, P.A.
ATTORNEYS AT LAW

7951 Southwest Sixth Street
Suite 100
Plantation, FL 33324



English
954.423.0086 • 800.290.7871

Spanish
954.423.3516 • 800.213.8629

April 30, 2009

Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313-4433

RE: Our File No.: 515570

Dear Mr. Martin:

Enclosed please find a copy of a letter received from Frank, Weinberg & Black, P.L., dated April 22, 2009, regarding your legal matter.

If you would like for us to take further action in this matter, or if you would like to discuss this matter further, please contact our office. **Please remember that you are entitled to one (1) free letter per legal matter.** We can also provide additional letters, if needed, at discounted rates.

Once again, we thank you for using your Pre-Paid Legal Services membership, and we look forward to assisting you in all of your future legal matters.

Very truly yours,

LAW OFFICES OF GLANTZ & GLANTZ, P.A.

BY:

F. OLIVIA WHITERES, ESQUIRE

FOW/dlc

Enclosure

THE LAW FIRM OF
FRANK • WEINBERG • BLACK, P. L.

DAVID W. BLACK
STEVEN W. DEUTSCH
STEVEN C. ELKIN
NEIL G. FRANK
E. J. GENEROTTI
JACQUELINE A. GRADY***
LEORAH G. GREENMAN*
BRUCE HURWITZ
STEVEN B. KATZ
MICHAEL A. KAMMER

JOEL MARTIN McTAGUE**
SHAWN L. MICHAELSON
RANDY J. NATHAN*
MARC A. SILVERMAN
ROBERT T. SLATOFF
MARIA SPILIOPOULOS
LEANNE B. WAGNER
STEVEN A. WEINBERG
*MEMBER NEW YORK BAR
**MEMBER D. C. BAR
***MEMBER P. A. BAR

April 22, 2009

Olivia Whithers, Esquire
Glantz & Glantz, P.A.
7951 SW 6th Street
Plantation, FL 33324

Re: Omega Villas Condominium Association, Inc. ("Association")
Shawn Martin/ 1760 N.W. 73rd Avenue, Plantation, FL
Your File No. 515570
Our File No. 12751.001

Dear Ms. Whithers:

As you are aware, this firm represents the above-referenced Association. It is our understanding that you are presently representing Shawn Martin in his ongoing disputes with the Association. Earlier this month, Mr. Martin contacted Goldman, Juda & Eskew, the accounting firm for the Association, regarding a late fee of \$50.00 which was assessed to Mr. Martin's account. In his e-mail, Mr. Martin alleged that Goldman & Juda had "stood in the way and obstructed [him] from viewing official records that [he is] entitled to inspect." To our knowledge, either this firm or Goldman, Juda & Eskew has either provided the requested information to Mr. Martin, or has advised him that his request was improper in form or sought records to which he was not entitled. Further, to the extent that Mr. Martin's requests were proper, he refused to pay the photocopy charges associated therewith. To the extent that any records request is outstanding, we would appreciate it if you would notify us accordingly so that we can make sure to provide Mr. Martin with such documents. Please keep in mind, however, that the Association will only respond to properly formed records requests.

Further, Mr. Martin has instructed Goldman, Juda & Eskew to contact you regarding anything to do with his property. He also warned the Board not to interfere with his satellite TV service or any other function on his property unless specifically approved by him or by your firm. Please be advised that the Association follows its standard collection protocols with respect to all unit owners, and will not deviate from this course of action simply because Mr. Martin has threatened to take legal action. If he fails to

REPLY ☐
621 N.W. 53RD STREET • SUITE 420 • BOCA RATON, FL 33487
TELEPHONE (561) 886-5570 • FAX (561) 886-5571

REPLY ☒
7805 S.W. 6TH COURT • PLANTATION, FL 33324
BROWARD (954) 474-8000 • FAX (954) 474-9850

Olivia Whilters, Esquire
Glantz & Glantz, P.A.
April 22, 2009
Page 2

pay assessments, legal fees, or late charges when due, he will be subject to the same collections procedures as other members of the Omega Villas community.

Should you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,

FRANK, WEINBERG & BLACK, P. L.

A handwritten signature in black ink, appearing to read "STEVEN A. WEINBERG", with a long, sweeping horizontal stroke extending to the right.

STEVEN A. WEINBERG
For the Firm

SAW:LBW/ja

cc: Omega Villas Condominium Association, Inc.
All Florida Management Services, Inc.
Goldman, Juda & Eskew, P.A.