

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

IN RE: PETITION FOR ARBITRATION

OMEGA VILLAS CONDOMINIUM ASSOCIATION,
INC.

Filed with
Arbitration Section

OCT 21 2025

Petitioner,
v.

Div. of FL Condos, Timeshares & MH
Dept. of Business & Professional Reg
Case No. 2025-06-1476

SHAWN MARTIN

Respondent

**ORDER STRIKING A PORTION OF RESPONDENT'S "VERIFIED ANSWER
COUNTERCLAIM" FILED OCTOBER 15, 2025.**

AND

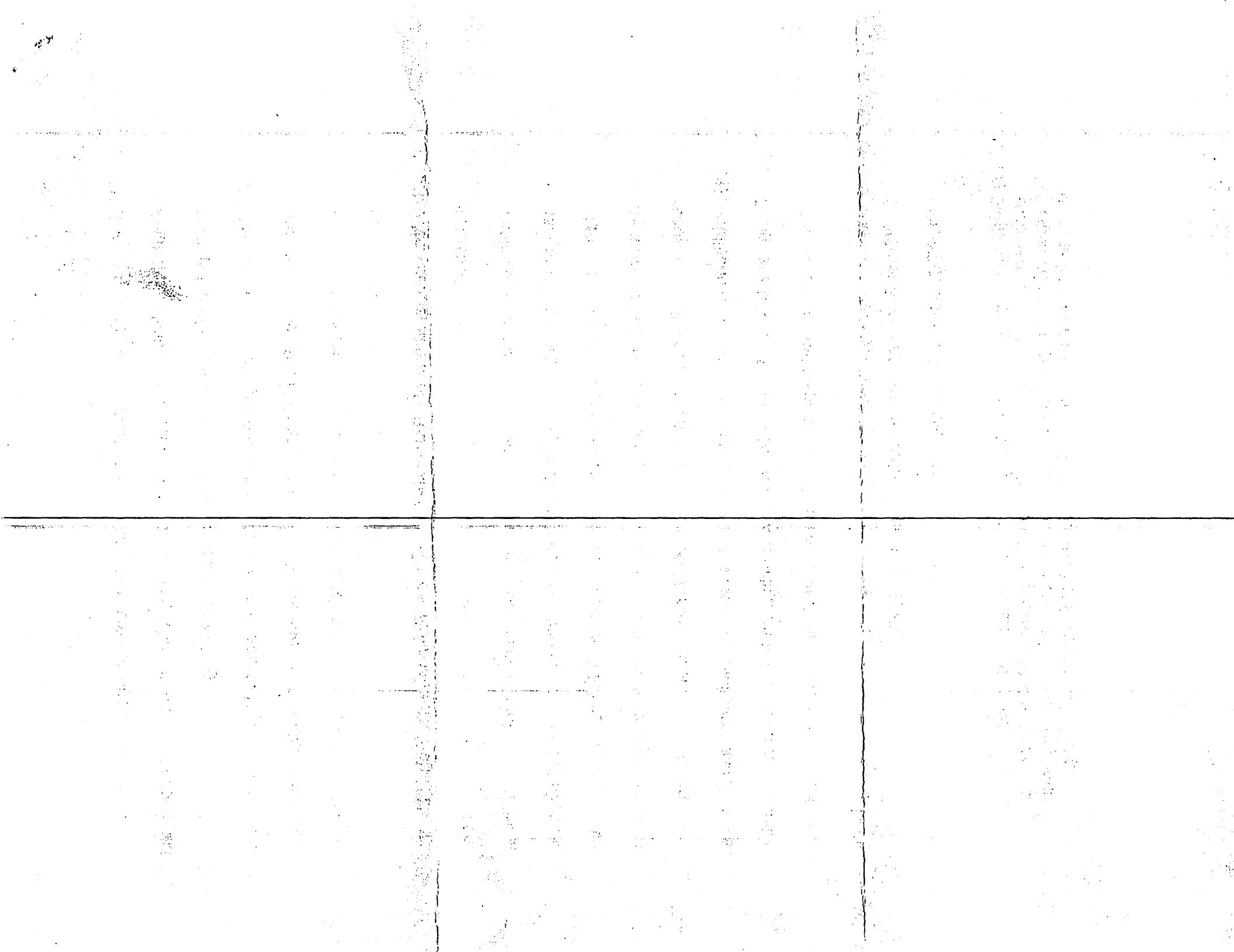
**ORDER RECOGNIZING ONLY "SUPPORTING AFFIDAVIT" PORTION OF
RESPONDENT'S OCTOBER 15, 2025, FILING AS RESPONDENT'S
COMPLIANCE WITH THE DEPARTMENT'S ORDER REQUIRING ANSWER
DATED AUGUST 20, 2025, AND THE ORDER DATED OCTOBER 6, 2025.**

ON OCTOBER 15, 2025, Respondent filed a 'Verified Answer, Counterclaim & Supporting Affidavit" with the Department apparently as Respondent's attempt to fully comply with the Department's Orders dated August 20, 2025 and October 6, 2025, (Respondent's Filing). The undersigned has reviewed Respondent's Filing and finds the following:

- (1) The only portions of Respondent's Filing that are considered an answer to Petitioner's Petition is Respondent's "Supporting Affidavit" and the second half of Page 9 and first line of Page 10 of Respondent's Filing.
- (2) The remainder of Respondent's Filing, which shall include Pages 2 to the first one-half of Page 9 and Pages 10 and 11 (Respondent's "Counter Claim") are not considered part of Respondent's answer to the Petition and those pages are **STRICKEN** from Respondent's Filing.
- (3) Also, in the items of "Requested Relief" on Respondent's Page 11 are **STRICKEN** from Respondent's Filing as not part of an answer to the Petition. Additionally, to the extent that Respondent seeks enforcement of the "ethical standards" that may apply to Petitioner's counsel, that is a matter that must be addressed by Respondent before The Florida Bar and it is not a matter within the arbitrator's jurisdiction to impose sanctions. Consequently, that additional request for relief by Respondent is **STRICKEN** from Respondent's Filing.
- (4) Additionally, Items 1, 2, and 3, which are attached exhibits to Respondent's Filing ,are **STRICKEN** from Respondent's Filing, as these Items are exhibits attached as part of Respondent's "Counter Claim", which is not permitted, and therefore not properly part of an Answer to Petitioner's Petition, (See paragraph 4 of Order Requiring Answer, dated August 20, 2025).

ACCORDINGLY, it is, ORDERED:

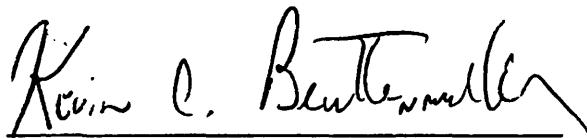
- (1) Petitioner's filing with the Department on October 15, 2025, is only accepted as an Answer to the Petition to the extent of the responses articulated in, "Respondent's Supporting Affidavit" and the bottom portion of Page 9 that runs over to first line of page 10 of Respondent's Filing.



(2) The remainder of Respondent's Filing with the Department, except bottom of Page 9 to first line of Page 10, is **STRICKEN** as being non-compliant with the Department's Orders date August 20, 2025, and October 6, 2025.

(3) All pending matters that have been filed by Respondent that are not addressed by the Department in this Order are **DENIED**.

DONE AND ORDERED this 21st day of October 2025, at Tallahassee, Leon County, Florida.



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