

**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.**

**Petitioner,**

**v.**

**Case No. 2025-06-1476**

**SHAWN MARTIN**

**Respondent**

Filed with  
Arbitration Section

OCT 23 2025

**ORDER SCHEDULING HEARING FOR CASE MANAGEMENT** Is & MH  
pt. of Business & Professional Reg

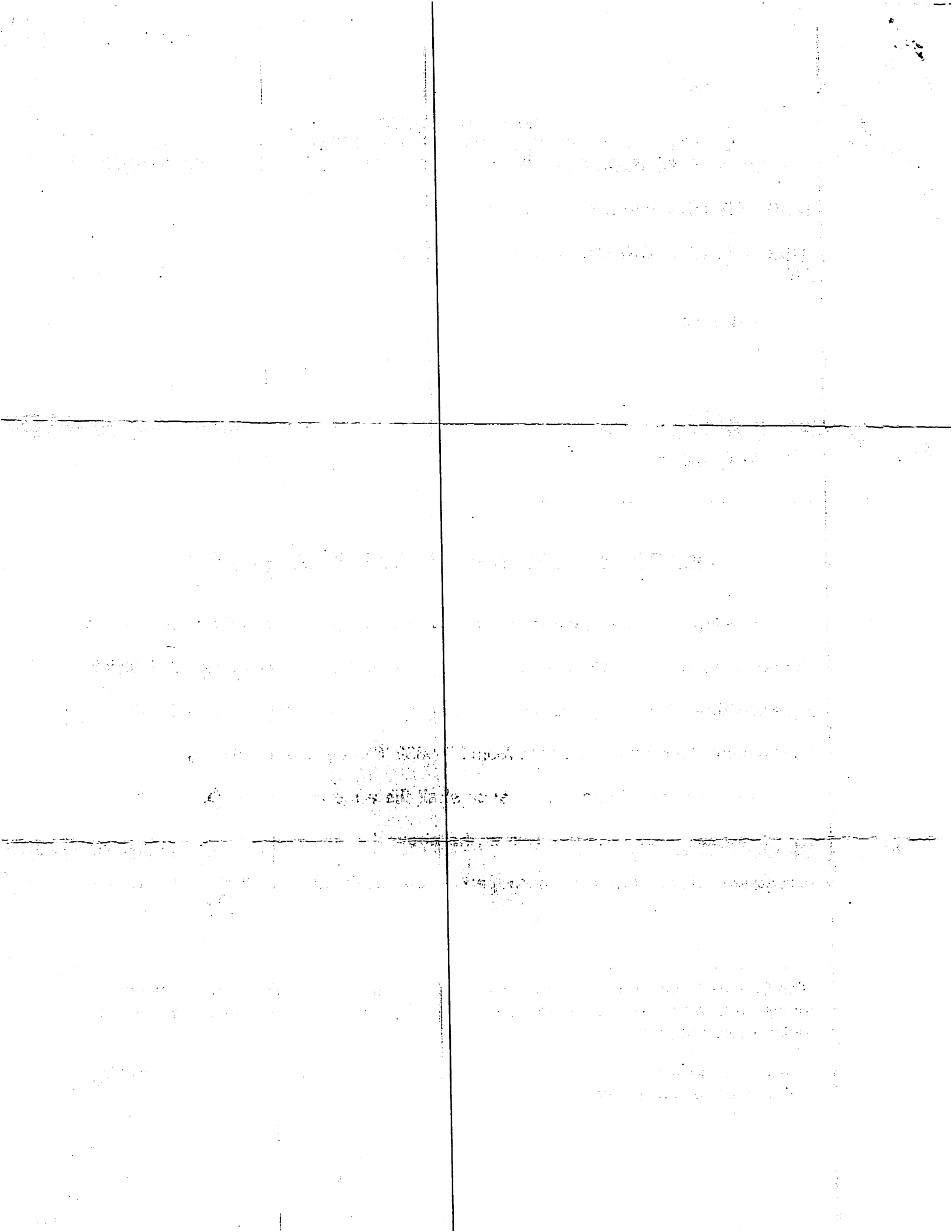
**A telephonic case management conference (HCM) is scheduled for the above-styled matter on November 18, 2025, at 10:00 A.M. Eastern Time. On that date at the scheduled time both parties shall call LogMeIn Audio Servicing at 888-585-9008 and when prompted enter the conference room 356983286 followed by the # key.<sup>1</sup>**

**Any party seeking a continuance shall file a request no later than 5:00 p.m. THREE (3) BUSINESS DAYS prior to the above hearing date indicating three (3) subsequent dates and time both parties are available.<sup>2</sup> A HCM shall not be**

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<sup>1</sup> The State of Florida has very broad public records laws. Accordingly, the telephone number from which your call is placed may be subject to public disclosure pursuant to a public records request.

<sup>2</sup> The parties shall contact the arbitration section at 850-414-6867 to determine availability on the arbitrator's calendar.



considered rescheduled or cancelled until an order has been issued to that effect. Pursuant to Rule 61B-45.036 (1) and (2), Florida Administrative Code, failure to appear at the case management conference may result in sanctions against the party failing to appear.

**Petitioner**, at least five (5) days prior to the scheduled HCM, shall initiate a conference with the Respondent so that the parties are prepared to discuss the following with the arbitrator:

- a. the possibility of a settlement.
- b. if mediation would be of assistance to the parties in resolving the disputed is raised in the Petition.
- c. whether the pleadings on file and any supplements thereto are sufficient for summary disposition of the case;<sup>3</sup>
- d. any disputes concerning clarifying and simplifying issues.
- e. issues that may exist regarding examining and the exchange of documents and other potential exhibits.
- f. exchanging names and addresses of witnesses.
- g. resolving other procedural matters.
- h. entering a joint prehearing stipulation as to the specific facts in dispute that will need to be resolved in the event an evidentiary hearing is necessary.
- i. the length of hearing if one is determined to be necessary.

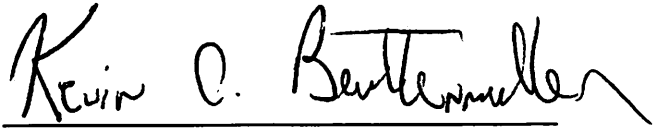
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<sup>3</sup> Any party who alleges the pleadings on file at the time of the case HCM are insufficient to resolve the case via summary final order **must be prepared** to state to the arbitrator with specificity at the scheduled HCM which fact(s) are presently in dispute and why it would be inappropriate to resolve the case by summary disposition. Any party asserting that a disposition via summary disposition is inappropriate should also be prepared to discuss with the arbitrator if the case could subsequently become appropriate for summary disposition by the parties filing a supplemental pleading(s), sworn affidavit(s), picture(s), or through discovery (i.e. responses to interrogatories, request to produce or admissions providing such discovery has been previously authorized by the arbitrator).



- j. providing the Division with three (3) hearing dates that are open for all parties in the second and third weeks of January 2026, or in the second or third weeks of February 2026.<sup>4</sup>

**DONE AND ORDERED** this 23rd day of October 2025, at Tallahassee, Leon County, Florida.



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Condominium Arbitration and  
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Respondent

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<sup>4</sup> A failure by the parties to confer and be prepared to discuss items "a" through "j", inclusive, or footnote 3, *supra* at the HCM may result in imposition of those sanctions permitted under Rule 61B-45.036 (1) and (2), Florida Administrative Code, without further notice to the parties.

