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VIA EMAIL:shawn2000m@yahoo.com
AND REGULAR MAIL

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

December 9, 2008

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

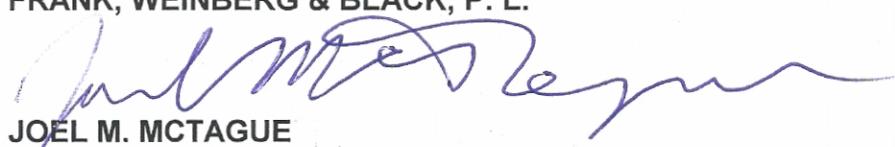
Dear Mr. Martin:

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. Sat. §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\IO\Omegamega Villas Condo Association\12751.001 Board Recall\Shawn Martin Ltr.wpd

REPLY

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REPLY

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