



Shawn Martin <sem2000s@gmail.com>

election

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✉ Subject: Supplemental to Watchdog Email #7 — Formal Challenge to Legitimacy of March 2025 Election Notice

Dear DBPR Analysts and Watchdog Reviewers,

This communication is submitted as a supplement to Watchdog Email #7, further documenting governance failures at Omega Villas.

📝 Formal Challenge to the Legitimacy of the Election Notice

To the best of my knowledge and belief, I never received the Second Notice of the Annual Election for the March 2025 meeting. This is consistent with multiple contemporaneous owner statements.

Attached for reference is the "2nd Notice of Annual Election" document, which I now formally challenge as to its legitimacy of mailing or proper distribution. Based on owner testimony and my own experience, there is no credible evidence this notice was ever mailed to the membership in compliance with FS 718.112(2)(d).

I also formally challenge any statements made by the Board of Directors, property management, or their service providers (including attorneys and contractors) which assert that this Notice was properly mailed and delivered to owners.

📁 Key Owner & Manager Statements

◆ Jan (3/12/25)

"Hi All, just wanted to let you know that I never received notification of the upcoming meeting for voting on the Board of Directors."

◆ **Shawn Martin (3/12/25)**

"Yes, I also have not received the 2nd Notice of the Annual BOD Election Meeting either."

◆ **Miriam (3/14/25)**

"I haven't received the notification for the upcoming voting and who are the candidates. Looks like various owners haven't received the notification. What is going on?"

◆ **Elizabeth (3/14/25) (past Board Secretary & current Vice President)**

"No one has received anything about voting for candidates or any information about who the candidates are."

◆ **Diana Morgan, LCAM (Property Manager, 3/13/25)**

"A copy of the Second Notice of Annual Meeting was posted on each side of the mailboxes throughout the community and on the website. Only nine (9) candidates submitted their names to be on the board. The DBPR Election Monitor was made aware of same."

Summary

This record establishes clear grounds to question whether this election process was conducted in compliance with statutory requirements. It directly impacts the validity of the current Board's composition, with serious implications for contracts, loan certifications, insurance underwriting, and state oversight.

Attachments / Evidence Links

For transparency and permanent record, the following documents and exhibits are included via publicly accessible archive links:

-  Second Notice of Annual Election (March 2025)

[View Document](#) (attached PDF below as well)

-  Full March 2025 Email Chain — Owner statements & management responses showing failure to receive mailed notices.

[View Emails: Email Chain 1; Email Chain 2, Email Chain 3](#) (attached PDFs below as well)

-  YouTube Video — March 2025 Board Meeting

Documenting owner confrontation of the Board regarding lack of mailed election notices.

[Watch Video](#)

Thank you for your continued review.

Respectfully,

Shawn Martin
Omega Villas Owner & Director
Protected Whistleblower

[Quoted text hidden]

4 attachments

 **SECOND NOTICE OF ANNUAL MEETING MARCH 25, 2025 - OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC..pdf**
135K

 **2nd Notice of 2025 BOD Email 7.2.25 (3rd).pdf**
1032K

 **2nd Notice of 2025 BOD Email 7.2.25 (1st).pdf**
1386K

 **2nd Notice of 2025 BOD Email 7.2.25 (2nd).pdf**
1935K