



Shawn Martin <sem2000s@gmail.com>

RE: Legal Board for Omega and Disinformation disseminated by Mr. Martin

56 messages

Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Thu, Jul 10, 2025 at 1:21 PM

To: Shawn Martin <sem2000s@gmail.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Cc: General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

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NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

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From: Shawn Martin <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

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Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors

Rhonda Hollander, Esq. (Association Counsel)

Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).**

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (*Banco Popular, Chase, LoanDepot, etc.*),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**
 - Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
-  **Raising regular assessments or approving budgets**
 - Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

 **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

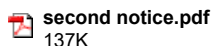
On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone



Shawn Martin <sem2000s@gmail.com>

Thu, Jul 10, 2025 at 3:41 PM

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekingbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel

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Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution** — that **Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients.** To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled **"Hypothetical ChatGPT Analysis,"** which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

[Quoted text hidden]

**Hypothetical ChatGPT Analysis.docx**

19K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 3:41 PM

**Address not found**

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx03d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Thu, 10 Jul 2025 12:41:47 -0700 (PDT)

**noname**

8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 3:41 PM

**Message blocked**

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 12:41:47 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 3:41 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **IA@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 12:41:47 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>

Thu, Jul 10, 2025 at 3:41 PM

To: sem2000s@gmail.com

Thank you for your submission. At this time, The Appeal is not accepting new tips or pitches. If you have any other questions, please email info@theappeal.org.

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 3:41 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Thu, 10 Jul 2025 12:41:48 -0700 (PDT)

 noname
9K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 3:41 PM

**Address not found**

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Thu, 10 Jul 2025 12:41:48 -0700 (PDT)

 noname
9K

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 3:41 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](#) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 7/10/2025 7:41:32 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only
Message rejected by: [SA1PR09MB9870.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [SA1PR09MB9870.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	7/10/2025 7:41:46 PM		mail-pg1-x52d.google.com	SMTP	14 sec
2	7/10/2025 7:41:46 PM	mail-pg1-x52d.google.com	SA2PEPF00002250.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	7/10/2025 7:41:46 PM	SA2PEPF00002250.namprd09.prod.outlook.com	DM6PR09CA0016.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	7/10/2025 7:41:47 PM	DM6PR09CA0016.namprd09.prod.outlook.com	SA1PR09MB9870.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from [DM6PR09CA0016.namprd09.prod.outlook.com](#) (2603:10b6:5:160::29) by [SA1PR09MB9870.namprd09.prod.outlook.com](#) (2603:10b6:806:28a::8) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8901.29; Thu, 10 Jul 2025 19:41:47 +0000
Received: from [SA2PEPF00002250.namprd09.prod.outlook.com](#) (2603:10b6:5:160:cafe::50) by [DM6PR09CA0016.outlook.office365.com](#) (2603:10b6:5:160::29) with Microsoft SMTP Server (version=TLS1_3,

cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 19:41:46 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::52d) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::52d as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::52d; helo=mail-pg1-x52d.google.com; pr=C

Received: from mail-pg1-x52d.google.com (2607:f8b0:4864:20::52d) by SA2PEPF00002250.mail.protection.outlook.com (2603:10b6:82c:400:0:1008:0:4) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 19:41:46 +0000

Received: by mail-pg1-x52d.google.com with SMTP id 41be03b00d2f7-b3510c22173so219855a12.0 for inspectorgeneral@eog.myflorida.com; Thu, 10 Jul 2025 12:41:46 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1752176506; x=1752781306; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=TcOpaDR5oryFABwvTxyuTfoLlTgS6kvWHPGzUobEdM0=; b=WZJxi8azDHRwAptFp4k2t3RCJ0pW/EbmBAJ8e1FDoXyCueSGTY/rIDjLdQsF1112DWI7sFk/CSJwhlJyoDOqk4T4jQdBfhq12DyFE5SP16wz/P5qgc/lUhF0pK6HHTVVhtnUF9uXZiWghtyE7pcLuhQQuSm14gSr8XukQt2edqVy9bTvvCbNxnWA1Ds/QMYwf3Q4aNXjbI1sMOLA+cL40LQLaYVU88Vssd9dPbQghR3Y0zhf4kpKcT0qSvLVyIDyxuAuo9eIFzD70/ANc50QMjxb5ek37I1fHWttXTw12KCzzoZ8+EEKb2NjCWhSK5h0Z+0/m/iZWYPSdVvK5TL6BA==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1752176506; x=1752781306; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to; bh=TcOpaDR5oryFABwvTxyuTfoLlTgS6kvWHPGzUobEdM0=; b=EqnIDeOoBbdv36zjp3oPlh+0/xk4FNpuDKOhZJYIaRBcjvvdIipWhLeaasan5C9d6BR/zuvZBQpKwMSSn4bmFtgVrBSUCLU/5e81YEQcTX97zRkBUxt7T0P7E/0htw02iZi1YyJjYcnu16uQFlkz199HXvtydxRBdFtFvtqu+lUtwoUrW9l16nexSylmyEMB6yq2/y3ZFwXH45SjeYFXqWHJRSjGHGdUorrhBdk8zya/gKT9VqWw80R3Qwcnrld1U6Gs0/yu4s1fEGKnZKIAocAQvWV4Z9MuXZYHP3Dxvu7NrBBSK10RGBdi0J0Ne2p40+fhBz8tTFGeD1wu3F5AeQ==

X-Forwarded-Encrypted: i=1; AJvYcCXr6yJ7Se0YKR0+/4D55gCAO8E3jF3+QSGKfLlZUW1RdUorl7XSNo5oTz+OaaG21PrTX9NYaNkq3nRrCJ9AOuiy@eog.myflorida.com

X-Gm-Message-State: A0Ju0YyMy/INubumQqWRU1iM5F24RwFK4r8P+zPaUZi0++/LEwPm4K0eQMwJgUjnsffXjF/DGkfQhZR/HeNF/wkAt0IcfB4Ej4zilszEW7VBMQQapjtQb5J6Lv+x1g696Ec4maxktsUCAMUpnU8jH94AjUo25h4yzC4=

X-Gm-Gg: ASbGncs8rqwK51yrLsem0+upIoewDB8rrOP3sG69D6siEH9tmqdWd1kYnmBGyHfJP/SudDp0d7l+wffEyiNs2qQezMUEAajuhQAW9zDSIiqOPEN3u4UQf3VbzvViNks+WZGMSaTZMAZ6q/cMlC+StQoSofr8tj8obuuhBY/hTu+iZe13AJwdMMOIKStKALn3JTLrhpMmHKT+3xLhCLlganKw46t

X-Google-Smtp-Source: AGHT+IEod4mviqCdeAWQ/9dLNUSbw/nqj451IdkkK5E6vucTxm09QDmcXPv1B9DYKa5AwUYrFYIH4Ym40fOHdXvkrbg=

X-Received: by 2002:a17:90b:5810:b0:312:639:a06d with SMTP id 98e67ed59e1d1-31c4ccf6b9dmr400329a91.5.1752176505501; Thu, 10 Jul 2025 12:41:45 -0700 (PDT)

MIME-Version: 1.0

References: <0A1E2F21-8669-4BB9-91CB-F695B328B409@gmail.com>
 <CAFj9TqpTnyL=dhRs6SHqYYmDjpGdTk0=Da4214OU50Ep0sRZA@mail.gmail.com>
 <CAFj9Tqq3f7n1CsuQnYkYdrPipv04XbdrJuyGmSzQUWkXLRQOpw@mail.gmail.com>
 <CAFj9Tqon06KTvWNA5o2j5Zd8CKPiZqv_Cys3hMYP5eArpjU91g@mail.gmail.com>
 <CAFj9Tqokp=ovfWTFa+qDzSpGydBM2ucV9+_jJ1N-9JXO9WDMQ@mail.gmail.com>
 <PH8PR14MB7445137C2AA36AF7D9E66BEC9F48A@PH8PR14MB7445.namprd14.prod.outlook.com>
 In-Reply-To: <PH8PR14MB7445137C2AA36AF7D9E66BEC9F48A@PH8PR14MB7445.namprd14.prod.outlook.com>
 From: Shawn Martin <sem2000s@gmail.com>
 Date: Thu, 10 Jul 2025 15:41:32 -0400
 X-Gm-Features: Ac12FXxxYG2YilboLw3pDntHotcahi06KWUHHABGJ9A0pzxgcwisf50w-WUjWRw
 Message-ID: <CAFj9TqpzUA27pgudFJFRmCPjC3dfWodppga=2UbKjffHud4hYQ@mail.gmail.com>
 Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin
 To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>
 CC: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafis.citizens@usdoj.gov" <usafis.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>.

"juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>,
 "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>,
 "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>,
 "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>,
 "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>,
 "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>,
 "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>,
 "askcityhall@plantation.org" <askcityhall@plantation.org>,
 "IA@psd.plantation.org" <IA@psd.plantation.org>,
 "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org"
 <info@flcga.org>,
 "tips@theappeal.org" <tips@theappeal.org>,
 "info@openthegovernment.org" <info@openthegovernment.org>,
 "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>,
 "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com"
 <popularnet@bpop.com>,
 "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>,
 "pabloansupport@popular.com" <PABLoanSupport@popular.com>,
 "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>,
 "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>,
 "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>,
 "jpmmhelp@jpmorgan.com" <jpmmhelp@jpmorgan.com>, "miranda.caruso@bofa.com"
 <miranda.caruso@bofa.com>,
 "investorrelations@citi.com" <investorrelations@citi.com>,
 "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com"
 <media@truist.com>,
 "media.relations@pnc.com" <media.relations@pnc.com>,
 "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>,
 "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>,
 "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>,
 "compliance@mrcooper.com" <compliance@mrcooper.com>,
 "compliance@loandepot.com" <compliance@loandepot.com>,
 "compliance@freedommortgage.com" <compliance@freedommortgage.com>,
 "communications@newrez.com" <communications@newrez.com>,
 "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com"
 <legal@pnmac.com>,
 "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>,
 "compliance@firstam.com" <compliance@firstam.com>,
 "mediarelations@stewart.com" <mediarelations@stewart.com>,
 "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Content-Type: multipart/mixed; boundary="00000000000031e8f50639986299"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: SA2PEPF00002250:EE_|SA1PR09MB9870:EE_

X-MS-Office365-Filtering-Correlation-Id: cef2511f-aabc-4c6f-3ae4-08ddbfe9ce7b

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

X-Display-Name: inspectorgeneral@eog.myflorida.com

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpob.com" <popularnet@bpob.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondolockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Bcc:

Date: Thu, 10 Jul 2025 15:41:32 -0400

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients.** To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled **“Hypothetical ChatGPT Analysis,”** which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapidés <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Cc:Melanie.Griffin@myfloridalicense.com <Melanie.Griffin@myfloridalicense.com>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>; Matthew.Collier@myfloridalicense.com; OIG <oig@myfloridalicense.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; usafls.citizens@usdoj.gov; public.integrity@usdoj.gov; oig.doj@usdoj.gov; inspectorgeneral@eog.myflorida.com; crt@usdoj.gov; oag.civilrights@myfloridalegal.com; citizenservices@myfloridalegal.com; Press@MyFloridaLegal.com; askus@sa17.state.fl.us; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; District32osgood@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; bradley.jennifer.web@flsenate.gov; stewart.linda.web@flsenate.gov; rodriguez.anamaria.web@flsenate.gov; tiffany.esposito@myfloridahouse.gov; juan.porras@myfloridahouse.gov; jennifer.canady@myfloridahouse.gov; joel.rudman@myfloridahouse.gov; carolina.amesty@myfloridahouse.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov; askcityhall@plantation.org; IA@psd.plantation.org; WDorr@psd.plantation.org; sao17@sao17.state.fl.us; Connie Fossi <connie.fossi@nbcuni.com>; tips@cnn.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbcvinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnn.tips@cnn.com; newstips@sunsentinel.com; info@pogo.org; action@aclu.org; press@whistlebloweraid.org; Justin Smulison <info@whistleblowers.org>; info@flcga.org; tips@levernews.com; info@floridabulldog.org; tips@theappeal.org; grassroots@commoncause.org; tips@publicintegrity.org; info@openthegovernment.org; patrick@pk80.com; txhoareform@gmail.com; Government Accountability Project <info@whistleblower.org>; info@thesignalsnetwork.org;

contact@consumerwatchdog.org; info@bettergov.org; info@freedom.press; Info <info@whistleblowersofamerica.org>; naomi.seligman@valuesunited.org; popularnet@popular.com; popularnet@bpop.com; pbcondodepositops@popular.com; pabloansupport@popular.com; pbcondolockbox@popular.com; investorrelations@jpmchase.com; reportfraud@wellsfargo.com; jpmhelp@jpmorgan.com; miranda.caruso@bofa.com; investorrelations@citi.com; fraud_help@usbank.com; media@truist.com; media.relations@pnc.com; investorrelations@morganstanley.com; fraud_reporting@freddiemac.com; investorrelations@rocketcompanies.com; compliance@mrcooper.com; compliance@loandepot.com; compliance@freedommortgage.com; communications@newrez.com; mediarelations@onitygroup.com; legal@pnmac.com; legal@caliberhomeloans.com; compliance@firstam.com; mediarelations@stewart.com; corporatelegal@oldrepublictitle.com; customerexperience@wltic.com; dianna_higgins@mgic.com; legal@radian.com; compliance@essent.us; compliance@nationalmi.com; sfearon@archgroup.com; legal@rushmorelm.com; legal@figure.com

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors

Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).**

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (**Banco Popular, Chase, LoanDepot, etc.**),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**
 - Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
-  **Raising regular assessments or approving budgets**

- Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

 **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule

changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

 **Hypothetical ChatGPT Analysis.docx**
19K

Popular Net <popularnet@popular.com>

Thu, Jul 10, 2025 at 3:43 PM

To: "sem2000s@gmail.com" <sem2000s@gmail.com>

Dear Customer,

Thank you for your recent inquiry and for visiting www.popularbank.com.

Protecting your financial information is a top priority at Popular. To properly respond to your inquiry, we must first verify your identity and request additional information about your account. For your protection, we cannot request this information via regular email.

Since this is a public email address, we are not able to see information for individual accounts or applications.

You may contact the Popular Association Team at (800) 531-3573

Business hours: Monday through Friday 9:00am to 5:00pm (EST)

For loans related inquiries for Popular Association Banking accounts, please contact:

7/29/25, 3:45 PM

Gmail - RE: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Phone number: (800) 233-7164

Business hours: Monday through Friday 9:00am to 5:00pm (EST)

Loan servicing e-mail: PABLoanSupport@popular.com

Deposit accounts e-mail: PBCondoDepositops@popular.com

Lockbox related inquiries: PBCondoLockbox@popular.com

If you have any additional questions or concerns, please e-mail us, or contact our Customer Care Center at 1-800-377-0800. Our business hours are:

Monday through Friday

7:30 a.m. to 12:00 midnight EST

Saturday and Sunday

9:00 a.m. to 6:00 p.m. EST

For our Loans Department, please call 1-888-500-2612. Our business hours are

Monday through Friday

7:30 a.m. to 9:00 p.m. EST.

New Loan applications only:

Monday through Friday

7:30 a.m. to 12:00 midnight EST

Thank you for choosing Popular. It's always a pleasure to assist you!

Regards,

Alexandra

Popular Online Banking

Customer Care Specialist



----- Original Message -----

From: Shawn Martin [sem2000s@gmail.com]

Sent: 7/10/2025 3:41 PM

To: rhonda@hgl-law.com

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

[CAUTION: This email was received from an external source. Be cautious when clicking on links, opening attachments, and responding to requests for sensitive information. To help protect yourself, use the Report Phish button located in the message ribbon above to flag any suspicious emails.]

Subject: Request for Full Legal Investigation – Omega Villas Case

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Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

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Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
[314 S. Federal Highway](#)
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com<<mailto:Rhonda@HGL-Law.com>>

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NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com<<mailto:psabates48@gmail.com>>>; Blaire Lapidés <bjlapides@bellsouth.net<<mailto:bjlapides@bellsouth.net>>>;
Elizabeth.palen@hotmail.com<<mailto:Elizabeth.palen@hotmail.com>>; Maude King-Bruce <maudekbruce2@gmail.com<<mailto:maudekbruce2@gmail.com>>>;
Maritza Wilhelm <maritzawilhelm@yahoo.com<<mailto:maritzawilhelm@yahoo.com>>>; Miriam Tirado <miriam71@comcast.net<<mailto:miriam71@comcast.net>>>;

Kaelanibown@yahoo.com<mailto:Kaelanibown@yahoo.com>; Kcchen.80@gmail.com<mailto:Kcchen.80@gmail.com>; Office Support YMS <info@yourmanagementservices.com<mailto:info@yourmanagementservices.com>>; Rhonda Hollander, Esq. <rhonda@hgl-law.com<mailto:rhonda@hgl-law.com>>>

Cc: Cc:Melanie.Griffin@myfloridalicense.com<mailto:Cc%3AMelanie.Griffin@myfloridalicense.com> <Melanie.Griffin@myfloridalicense.com<mailto:Melanie.Griffin@myfloridalicense.com>>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com<mailto:DBPR.GeneralCounsel@myfloridalicense.com>>; Matthew.Collier@myfloridalicense.com<mailto:Matthew.Collier@myfloridalicense.com>; OIG <oig@myfloridalicense.com<mailto:oig@myfloridalicense.com>>; Richard Otway <Richard.Otway@myfloridalicense.com<mailto:Richard.Otway@myfloridalicense.com>>; usafis.citizens@usdoj.gov<mailto:usafis.citizens@usdoj.gov>; public.integrity@usdoj.gov<mailto:public.integrity@usdoj.gov>; oig.doj@usdoj.gov<mailto:oig.doj@usdoj.gov>; inspectorgeneral@eog.myflorida.com<mailto:inspectorgeneral@eog.myflorida.com>; crt@usdoj.gov<mailto:crt@usdoj.gov>; oag.civilrights@myfloridalegal.com<mailto:oag.civilrights@myfloridalegal.com>; citizenservices@myfloridalegal.com<mailto:citizenservices@myfloridalegal.com>; Press@MyFloridaLegal.com; askus@sa17.state.fl.us<mailto:askus@sa17.state.fl.us>; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov<mailto:POLSKY.TINA@flsenate.gov>>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov<mailto:SHARIEF.BARBARA.WEB@flsenate.gov>>; marie.woodson@myfloridahouse.gov<mailto:marie.woodson@myfloridahouse.gov>; pizzo.jason@flsenate.gov<mailto:pizzo.jason@flsenate.gov>; christine.hunschofsky@myfloridahouse.gov<mailto:christine.hunschofsky@myfloridahouse.gov>; lisa.dunkley@myfloridahouse.gov<mailto:lisa.dunkley@myfloridahouse.gov>; daryl.campbell@myfloridahouse.gov<mailto:daryl.campbell@myfloridahouse.gov>; boyd.jim.web@flsenate.gov<mailto:boyd.jim.web@flsenate.gov>; osgood.rosalind.web@flsenate.gov<mailto:osgood.rosalind.web@flsenate.gov>; District32osgood@flsenate.gov<mailto:District32osgood@flsenate.gov>; jones.shevrin.web@flsenate.gov<mailto:jones.shevrin.web@flsenate.gov>; calatayud.alexis.web@flsenate.gov<mailto:calatayud.alexis.web@flsenate.gov>; bradley.jennifer.web@flsenate.gov<mailto:bradley.jennifer.web@flsenate.gov>; 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tips@cnn.com<mailto:tips@cnn.com>; viewermail@newshour.org<mailto:viewermail@newshour.org>; press.office@theguardian.com<mailto:press.office@theguardian.com>; reporters@miamiherald.com<mailto:reporters@miamiherald.com>; msnbctvinfo@nbcuni.com<mailto:msnbctvinfo@nbcuni.com>; investigates@cbsnews.com<mailto:investigates@cbsnews.com>; news.tips@abc.com<mailto:news.tips@abc.com>; newstips@cbsnews.com<mailto:newstips@cbsnews.com>; cnn.tips@cnn.com<mailto:cnn.tips@cnn.com>; newstips@sunsentinel.com<mailto:newstips@sunsentinel.com>; info@pogo.org<mailto:info@pogo.org>; action@aclu.org<mailto:action@aclu.org>; press@whistlebloweraid.org<mailto:press@whistlebloweraid.org>; Justin Smulison <info@whistleblowers.org<mailto:info@whistleblowers.org>>; info@flcga.org<mailto:info@flcga.org>; tips@levernews.com<mailto:tips@levernews.com>; info@floridabulldog.org<mailto:info@floridabulldog.org>; tips@theappeal.org<mailto:tips@theappeal.org>; grassroots@commoncause.org<mailto:grassroots@commoncause.org>; 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mediarelations@onitygroup.com<<mailto:mediarelations@onitygroup.com>>; legal@pnmac.com<<mailto:legal@pnmac.com>>; legal@caliberhomeloans.com<<mailto:legal@caliberhomeloans.com>>; compliance@firstam.com<<mailto:compliance@firstam.com>>; mediarelations@stewart.com<<mailto:mediarelations@stewart.com>>; corporatelegal@oldrepublictitle.com<<mailto:corporatelegal@oldrepublictitle.com>>; customerexperience@wltic.com<<mailto:customerexperience@wltic.com>>; dianna_higgins@mgic.com<mailto:dianna_higgins@mgic.com>; legal@radian.com<<mailto:legal@radian.com>>; compliance@essent.us<<mailto:compliance@essent.us>>; compliance@nationalmi.com<<mailto:compliance@nationalmi.com>>; sfearon@archgroup.com<<mailto:sfearon@archgroup.com>>; legal@rushmorelm.com<<mailto:legal@rushmorelm.com>>; legal@figure.com<<mailto:legal@figure.com>>

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my second formal escalation notice to the Banks, federal agencies, and national watchdog groups, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as illegitimate until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next

week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA
Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:
Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com/>>

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:
Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.

Given that this matter directly impacts:

- * The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- * The security interests of financial institutions (Banco Popular, Chase, LoanDepot, etc.),

- * And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

- *  Holding Board meetings and conducting official business
- * No properly seated Board means no quorum to conduct statutory business.
- *  Passing or amending Rules & Regulations
- * Any changes to governing documents or community conduct rules lack legal foundation.
- *  Appointing or removing officers, directors, or committee chairs
- * Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

- *  Levying special assessments on owners
- * Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
- *  Raising regular assessments or approving budgets
- * Without a valid Board, any budgets approved are legally voidable.
- *  Authorizing and signing checks or payments
- * Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

- *  Executing contracts with vendors, engineers, contractors, or attorneys
- * All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
- *  Directing ongoing construction projects (including payment draws from Banco)
- * The lack of lawful authority could cause banks to freeze or demand repayment.
- *  Entering new loan agreements or draw authorizations

- * This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

- *  Initiating or continuing foreclosure actions
- * Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
- *  Imposing fines or suspensions of owner rights
- * Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
- *  Responding to statutory records requests
- * Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

-  Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.

This creates direct exposure under FS 718.111(1)(d) for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com<<mailto:psabates48@gmail.com>>> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

thread::sMJKWu07DuK6X5tRDhfocAA::

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 3:41 PM

To: sem2000s@gmail.com



Message blocked

Your message to WDorr@psd.plantation.org has been blocked. See technical details below for more information.

The response from the remote server was:

[Quoted text hidden]

Final-Recipient: rfc822; WDorr@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 12:41:47 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 3:41 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **juan.porras@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 12:41:48 -0700 (PDT)

 noname
9K

Shawn Martin <sem2000s@gmail.com>

Thu, Jul 10, 2025 at 4:04 PM

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicenses.com>, Richard Otway <Richard.Otway@myfloridalicenses.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov"

<tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmmhlp@jpmorgan.com" <jpmmhlp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves **years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.**

And not only that, but this community, through all of this, is now **facing approximately \$1.1 million in City of Plantation liens and fines**, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — **before anyone accepts dismissive statements or attorney-driven defenses at face value.**

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

**Message blocked**

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

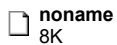
Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:25 -0700 (PDT)

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

**Message blocked**

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:25 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 4:04 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx-b-003d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:25 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM



Address not found

Your message wasn't delivered to
juan.porras@myfloridahouse.gov because the address
couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

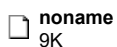
Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for
the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:26 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

**Address not found**

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:26 -0700 (PDT)

 **noname**
9K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

**Address not found**

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

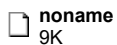
Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:26 -0700 (PDT)



postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM

Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s
Sender

Office 365

inspectorgeneral
Action Required
Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the

group name on the To or CC line.

- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 7/10/2025 8:04:10 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [SA1PR09MB10684.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [SA1PR09MB10684.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
-----	------------	------	----	------	------------

1	7/10/2025 8:04:24 PM	mail-pj1-x1030.google.com	SMTP	14 sec
2	7/10/2025 8:04:24 PM	mail-pj1-x1030.google.com	DS1PEPF00017E07.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) *
3	7/10/2025 8:04:24 PM	DS1PEPF00017E07.namprd09.prod.outlook.com	CYXPR09CA0006.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) *
4	7/10/2025 8:04:25 PM	CYXPR09CA0006.namprd09.prod.outlook.com	SA1PR09MB10684.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) 1 sec

Original Message Headers

Received: from CYXPR09CA0006.namprd09.prod.outlook.com (2603:10b6:930:d4::17) by SA1PR09MB10684.namprd09.prod.outlook.com (2603:10b6:806:36c::5) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8901.29; Thu, 10 Jul 2025 20:04:25 +0000

Received: from DS1PEPF00017E07.namprd09.prod.outlook.com (2603:10b6:930:d4:cafe::60) by CYXPR09CA0006.outlook.office365.com (2603:10b6:930:d4::17) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.25 via Frontend Transport; Thu, 10 Jul 2025 20:04:24 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::1030) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::1030 as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::1030; helo=mail-pj1-x1030.google.com; pr=C

Received: from mail-pj1-x1030.google.com (2607:f8b0:4864:20::1030) by DS1PEPF00017E07.mail.protection.outlook.com (2603:10b6:2c:400:0:1009:0:4) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 20:04:24 +0000

Received: by mail-pj1-x1030.google.com with SMTP id 98e67ed59e1d1-313756c602fso207974a91.3 for <inspectorgeneral@eog.myflorida.com>; Thu, 10 Jul 2025 13:04:24 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1752177864; x=1752782664; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=QaBoSBaVHTmj4U8Hi2caB4t/lTo1G/zmSJrVDo0JvEk=; b=DL97S0tpHBZqd/U6eamlt6wdK/qmSw6e9xAiQr+TIARE018zPO/y2WC4oHxdVbHzI Ljx22y4BpTsfwh/eUfW9Vd/OK8f9iZNLE1E1ybZ0sI1JptS2pqWiEauFX7jv2J9LLc9D 1F/MtnQhXR7jruNcenoRrojpbDDh5KfLG9hJ10BXvMNdG8A78DrWBSNj7X8w0VDsCaP t0yRJt6u61WZvN5124s4GLMeDrFLdbXVFTJtyU938E5xLLwkPvR1RRW1C1f8cnQv0SsF etpca0ScAQp8huTBtOkVtUw63y/92iCA2kKdMHwBTRYxaMkoPfT3dxPBeFDFgdQsDlj4 8pFQ==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=1e100.net; s=20230601; t=1752177864; x=1752782664;

h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=QaBoSBaVHTmj4U8Hi2caB4t/lTo1G/zmSJrVDo0JvEk=;
b=ZiqWlUpN4Qd9zr8PnIrsHDk9wcvYiyLAIBmDuDI08/VLQcr2Jf2DAxnWBIEMRz0zcK
EW3iE3ab8FcGSKX0hOG+fKksHaHjbse/h5IkvXf4g9XGX568ZNcsYt2tVx66C25LP6tn
NfC30F5NTcaJzL/1fVFs3XbU6EAsDgOqxLaWXAeXh3k/AjldFzJdcODrdjc19xWdBzxX
0QrD8rHwmW5rGE0ZdkFaP62d4moJFnsuyVWZ6ATxdf/Vx1lu+uKnkD6E1Izaw4m6RKtY
rIWcoxaeqZ9gloMzIy96BS0ee9roDQylv40l+6j/3EjZj20ILpzf6v/izkXtjN6UbrNX
3GVw==

X-Forwarded-Encrypted: i=1; AJvYcCVhSM2U1Ev7Qu0/[KAW8spCRoa](#)
[htSHNI9QuMJfw8GGMnepzVKhmKULN6L+S1J5VvAA3FKrNqrSG5sz297LDXMz1o](#)
[@eog.myflorida.com](#)

X-Gm-Message-State: A0Ju0Yx+Qo1/W9JPIsewdzT57edHj4Xfo8DVzU+9eWf659hmq757T8RI
GQXh6k0ndPqQldC2ZWCPKDSBzow1n3WZozR6Lst3mNBupwqa+dRK2Ka4E4u/poNwzQkerQPs/qt
MLJMT4n687E/PkKx4HI9yNBHnL9nZHUE=

X-Gm-Gg: ASbGncvK9xG1h9BaS5nTaJL8PNTF0L24WIsoczCpEzAlSK4nNj25Pywoq4NIfi8wDbz
bhc+Bs4Zr4aVXiAAqqcNwqCt6bg8vwmSLafNnm0m9WpBZ0tg9m7m0a5AfeKU0erGG9BzIoCAY
V+qVUhbRy0P/uwmGRv1Wc/7Y9RskJxvK9apArbrSyoYp7Tsdm8t0obG1P7c8dByhBUyLUfRnBxJ
6iy

X-Google-Smtp-Source: AGHT+IE2DZeCbIqhAnoTQAnMX9xwURXftMF/8aGqtaP1z/fhFxsSEtoKgQUYNEPT6Wglume+
4fGgh3uL7zulUhwaso=

X-Received: by 2002:a17:90b:1ccf:b0:311:c5d9:2c8b with SMTP id
98e67ed59e1d1-31c4ccf8142mr411837a91.5.1752177863314; Thu, 10 Jul 2025
13:04:23 -0700 (PDT)

MIME-Version: 1.0

References: <[0A1E2F21-8669-4BB9-91CB-F695B328B409@gmail.com](#)>

<CAFj9TqpTnyL=dhRs6SHqYYmDjpGdTk0=[Da4214OU50Epf0sRZA@mail.gmail.com](#)>
<[CAFj9Tqq3f7n1CsuQnYkYdrPipv04XbdrJuyGmSzQUWkXLRQOpw@mail.gmail.com](#)>
<[CAFj9Tqon06KTvWNA5o2j5Zd8CKPiZqv_Cys3hMYP5eArpjU91g@mail.gmail.com](#)>
<CAFj9Tqokp=ovfWTFa+qDzSpGydBM2ucV9+_jJ1N-9JXO9WDMQ@mail.gmail.com>
<[PH8PR14MB7445137C2AA36AF7D9E66BEC9F48A@PH8PR14MB7445.](#)

[namprd14.prod.outlook.com](#)>

<CAFj9TqpzUA27pgudFJFRmCPjC3dfWodppga=[2UbKjffHud4hYQ@mail.gmail.com](#)>

In-Reply-To: <CAFj9TqpzUA27pgudFJFRmCPjC3dfWodppga=[2UbKjffHud4hYQ@mail.gmail.com](#)>

From: Shawn Martin <[sem2000s@gmail.com](#)>

Date: Thu, 10 Jul 2025 16:04:10 -0400

X-Gm-Features: Ac12FXwevs36cX-TzLv4X_iZV2h3uTKjRPEer_a4n0BU0uJVRjzp4KFwek2dexU

Message-ID: <CAFj9TqpT_Xw0t=[ucwp+Snnwq6N6ZnjCq196Va-4gkSz+NA9o0LA@mail.gmail.com](#)>

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

To: "Rhonda Hollander, Esq." <[rhonda@hgl-law.com](#)>

CC: Patty Sabates <[psabates48@gmail.com](#)>, Blaire Lapides <[bjlapides@bellsouth.net](#)>,
"Elizabeth.palen@hotmail.com" <[Elizabeth.palen@hotmail.com](#)>, Maude King-Bruce
<[maudekbruce2@gmail.com](#)>,

Office Support YMS <[info@yourmanagementservices.com](#)>,

General Counsel <[DBPR.GeneralCounsel@myfloridalicense.com](#)>,

Richard Otway <[Richard.Otway@myfloridalicense.com](#)>,

"usafls.citizens@usdoj.gov" <[usafls.citizens@usdoj.gov](#)>,

"public.integrity@usdoj.gov" <[public.integrity@usdoj.gov](#)>, "oig.doj@usdoj.gov"

<[oig.doj@usdoj.gov](#)>,

["inspectorgeneral@eog.myflorida.com"](mailto:inspectorgeneral@eog.myflorida.com) <inspectorgeneral@eog.myflorida.com>,
["crt@usdoj.gov"](mailto:crt@usdoj.gov) <crt@usdoj.gov>,
["oag.civilrights@myfloridalegal.com"](mailto:oag.civilrights@myfloridalegal.com) <oag.civilrights@myfloridalegal.com>,
["citizenservices@myfloridalegal.com"](mailto:citizenservices@myfloridalegal.com) <citizenservices@myfloridalegal.com>,
["Press@MyFloridaLegal.com"](mailto:Press@MyFloridaLegal.com) <Press@myfloridalegal.com>, ["ACAP@Floridabar.org"](mailto:ACAP@Floridabar.org)
[<acap@floridabar.org>](mailto:acap@floridabar.org),
[Tina Polsky <POLSKY.TINA@flsenate.gov>](mailto:Tina.Polsky@FLSENATE.GOV),
[Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>](mailto:SHARIEF.BARBARA.WEB@FLSENATE.GOV),
["marie.woodson@myfloridahouse.gov"](mailto:marie.woodson@myfloridahouse.gov) <marie.woodson@myfloridahouse.gov>,
["pizzo.jason@flsenate.gov"](mailto:pizzo.jason@flsenate.gov) <pizzo.jason@flsenate.gov>,
["christine.hunschofsky@myfloridahouse.gov"](mailto:christine.hunschofsky@myfloridahouse.gov) <christine.hunschofsky@myfloridahouse.gov>,
["lisa.dunkley@myfloridahouse.gov"](mailto:lisa.dunkley@myfloridahouse.gov) <lisa.dunkley@myfloridahouse.gov>,
["daryl.campbell@myfloridahouse.gov"](mailto:daryl.campbell@myfloridahouse.gov) <daryl.campbell@myfloridahouse.gov>,
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["District32osgood@flsenate.gov"](mailto:District32osgood@flsenate.gov) <District32osgood@flsenate.gov>,
["jones.shevrin.web@flsenate.gov"](mailto:jones.shevrin.web@flsenate.gov) <jones.shevrin.web@flsenate.gov>,
["calatayud.alexis.web@flsenate.gov"](mailto:calatayud.alexis.web@flsenate.gov) <calatayud.alexis.web@flsenate.gov>,
["bradley.jennifer.web@flsenate.gov"](mailto:bradley.jennifer.web@flsenate.gov) <bradley.jennifer.web@flsenate.gov>,
["stewart.linda.web@flsenate.gov"](mailto:stewart.linda.web@flsenate.gov) <stewart.linda.web@flsenate.gov>,
["rodriguez.anamaria.web@flsenate.gov"](mailto:rodriguez.anamaria.web@flsenate.gov) <rodriguez.anamaria.web@flsenate.gov>,
["tiffany.esposito@myfloridahouse.gov"](mailto:tiffany.esposito@myfloridahouse.gov) <tiffany.esposito@myfloridahouse.gov>,
["juan.porras@myfloridahouse.gov"](mailto:juan.porras@myfloridahouse.gov) <juan.porras@myfloridahouse.gov>,
["jennifer.canady@myfloridahouse.gov"](mailto:jennifer.canady@myfloridahouse.gov) <jennifer.canady@myfloridahouse.gov>,
["joel.rudman@myfloridahouse.gov"](mailto:joel.rudman@myfloridahouse.gov) <joel.rudman@myfloridahouse.gov>,
["carolina.amesty@myfloridahouse.gov"](mailto:carolina.amesty@myfloridahouse.gov) <carolina.amesty@myfloridahouse.gov>,
["daniel.perez@myfloridahouse.gov"](mailto:daniel.perez@myfloridahouse.gov) <daniel.perez@myfloridahouse.gov>,
["wyman.duggan@myfloridahouse.gov"](mailto:wyman.duggan@myfloridahouse.gov) <wyman.duggan@myfloridahouse.gov>,
["chip.lamarca@myfloridahouse.gov"](mailto:chip.lamarca@myfloridahouse.gov) <chip.lamarca@myfloridahouse.gov>,
["askcityhall@plantation.org"](mailto:askcityhall@plantation.org) <askcityhall@plantation.org>,
["IA@psd.plantation.org"](mailto:IA@psd.plantation.org) <IA@psd.plantation.org>,
["WDorr@psd.plantation.org"](mailto:WDorr@psd.plantation.org) <WDorr@psd.plantation.org>, ["info@flcga.org"](mailto:info@flcga.org)
[<info@flcga.org>](mailto:info@flcga.org),
["tips@theappeal.org"](mailto:tips@theappeal.org) <tips@theappeal.org>,
["info@openthegovernment.org"](mailto:info@openthegovernment.org) <info@openthegovernment.org>,
["naomi.seligman@valuesunited.org"](mailto:naomi.seligman@valuesunited.org) <naomi.seligman@valuesunited.org>,
["popularnet@popular.com"](mailto:popularnet@popular.com) <popularnet@popular.com>, ["popularnet@bpop.com"](mailto:popularnet@bpop.com)
[<popularnet@bpop.com>](mailto:popularnet@bpop.com),
["pbcondodepositops@popular.com"](mailto:pbcondodepositops@popular.com) <PBCondodepositops@popular.com>,
["pabloansupport@popular.com"](mailto:pabloansupport@popular.com) <PABLoanSupport@popular.com>,
["pbcondolockbox@popular.com"](mailto:pbcondolockbox@popular.com) <PBCondoLockbox@popular.com>,
["investorrelations@jpmchase.com"](mailto:investorrelations@jpmchase.com) <investorrelations@jpmchase.com>,
["reportfraud@wellsfargo.com"](mailto:reportfraud@wellsfargo.com) <reportfraud@wellsfargo.com>,
["jpmmhhelp@jpmorgan.com"](mailto:jpmmhhelp@jpmorgan.com) <jpmmhhelp@jpmorgan.com>, ["miranda.caruso@bofa.com"](mailto:miranda.caruso@bofa.com)
[<miranda.caruso@bofa.com>](mailto:miranda.caruso@bofa.com),
["investorrelations@citi.com"](mailto:investorrelations@citi.com) <investorrelations@citi.com>,

"fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com"
 <media@truist.com>,
 "media.relations@pnc.com" <media.relations@pnc.com>,
 "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>,
 "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>,
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 "compliance@mrcooper.com" <compliance@mrcooper.com>,
 "compliance@loandepot.com" <compliance@loandepot.com>,
 "compliance@freedommortgage.com" <compliance@freedommortgage.com>,
 "communications@newrez.com" <communications@newrez.com>,
 "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com"
 <legal@pnmac.com>,
 "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>,
 "compliance@firstam.com" <compliance@firstam.com>,
 "mediarelations@stewart.com" <mediarelations@stewart.com>,
 "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Content-Type: multipart/alternative; boundary="000000000000205117063998b36b"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: DS1PEPF00017E07:EE_|SA1PR09MB10684:EE_

X-MS-Office365-Filtering-Correlation-Id: 26efafaa-864b-42f9-4231-08ddbfecef7d6

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

X-Display-Name: inspectorgeneral@eog.myflorida.com

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>,
 Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel
 <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov"
 <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>,
 "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com"
 <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com"
 <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief
 <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov"
 <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov"
 <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov"

<boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Bcc:

Date: Thu, 10 Jul 2025 16:04:10 -0400

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves **years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.**

And not only that, but this community, through all of this, is now **facing approximately \$1.1 million in City of Plantation liens and fines**, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — **before anyone accepts dismissive statements or attorney-driven defenses at face value.**

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients.** To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled **“Hypothetical ChatGPT Analysis,”** which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

[314 S. Federal Highway](#)

[Dania Beach, Florida 33004](#)

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Cc: Melanie.Griffin@myfloridalicense.com <Melanie.Griffin@myfloridalicense.com>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>; Matthew.Collier@myfloridalicense.com; OIG <oig@myfloridalicense.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; usafis.citizens@usdoj.gov; public.integrity@usdoj.gov; oig.doj@usdoj.gov; inspectorgeneral@eog.myflorida.com; crt@usdoj.gov; oag.civilrights@myfloridalegal.com; citizenservices@myfloridalegal.com; Press@MyFloridaLegal.com; askus@sa17.state.fl.us; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; District32osgood@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; bradley.jennifer.web@flsenate.gov; stewart.linda.web@flsenate.gov; rodriguez.anamaria.web@flsenate.gov; tiffany.esposito@myfloridahouse.gov; juan.porras@myfloridahouse.gov; jennifer.canady@myfloridahouse.gov; joel.rudman@myfloridahouse.gov; carolina.amesty@myfloridahouse.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov;

askcityhall@plantation.org; IA@psd.plantation.org; WDorr@psd.plantation.org; sao17@sao17.state.fl.us; Connie Fossi <connie.fossi@nbcuni.com>; tips@cnn.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbctvinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnn.tips@cnn.com; newstips@sunsentinel.com; info@pogo.org; action@aclu.org; press@whistlebloweraid.org; Justin Smulison <info@whistleblowers.org>; info@flcga.org; tips@levernews.com; info@floridabulldog.org; tips@theappeal.org; grassroots@commoncause.org; tips@publicintegrity.org; info@openthegovernment.org; patrick@pk80.com; txhoareform@gmail.com; Government Accountability Project <info@whistleblower.org>; info@thesignalsnetwork.org; contact@consumerwatchdog.org; info@bettergov.org; info@freedom.press; Info <info@whistleblowersofamerica.org>; naomi.seligman@valuesunited.org; popularnet@popular.com; popularnet@bpop.com; pbcondodepositops@popular.com; pabloansupport@popular.com; pbcondolockbox@popular.com; investorrelations@jpmchase.com; reportfraud@wellsfargo.com; jpmhelp@jpmorgan.com; miranda.caruso@bofa.com; investorrelations@citi.com; fraud_help@usbank.com; media@truist.com; media.relations@pnc.com; investorrelations@morganstanley.com; fraud_reporting@freddiemac.com; investorrelations@rocketcompanies.com; compliance@mrcooper.com; compliance@loandepot.com; compliance@freedommortgage.com; communications@newrez.com; mediarelations@onitygroup.com; legal@pnmac.com; legal@caliberhomeloans.com; compliance@firstam.com; mediarelations@stewart.com; corporatelegal@oldrepublictitle.com; customerexperience@wltic.com; dianna_higgins@mgic.com; legal@radian.com; compliance@essent.us; compliance@nationalmi.com; sfearon@archgroup.com; legal@rushmorelm.com; legal@figure.com

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).**

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (***Banco Popular, Chase, LoanDepot, etc.***),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**
 - Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.

-  **Raising regular assessments or approving budgets**
 - Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

 **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 4:04 PM



Message blocked

Your message to IA@psd.plantation.org has been blocked.
See technical details below for more information.

The response from the remote server was:

[Quoted text hidden]

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the
server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 13:04:25 -0700 (PDT)

 noname
8K

Shawn Martin <sem2000s@gmail.com>

Thu, Jul 10, 2025 at 5:39 PM

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmmhelp@jpmorgan.com" <jpmmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still **no posted agenda for the upcoming Board meeting next week**.

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 5:40 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mxb-003d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:02 -0700 (PDT)

 noname
9K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 5:40 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

[Quoted text hidden]

Final-Recipient: rfc822; WDorr@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:02 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM

**Message blocked**

Your message to **IA@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:02 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM



Message blocked

Your message to askcityhall@plantation.org has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

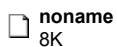
Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:02 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM



Address not found

Your message wasn't delivered to
juan.porras@myfloridahouse.gov because the address
couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for
the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:03 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Thu, 10 Jul 2025 14:40:04 -0700 (PDT)

 **noname**
10K

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s
Sender

Office 365

inspectorgeneral
Action Required

Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 7/10/2025 9:39:47 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [SJ0PR09MB8984.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [SJ0PR09MB8984.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	7/10/2025 9:40:02 PM		mail-pl1-x633.google.com	SMTP	15 sec
2	7/10/2025 9:40:02 PM	mail-pl1-x633.google.com	DS1PEPF00017E08.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	7/10/2025 9:40:02 PM	DS1PEPF00017E08.namprd09.prod.outlook.com	CY5PR09CA0012.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	7/10/2025 9:40:03 PM	CY5PR09CA0012.namprd09.prod.outlook.com	SJ0PR09MB8984.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from [CY5PR09CA0012.namprd09.prod.outlook.com](#) (2603:10b6:930:1::25) by [SJ0PR09MB8984.namprd09.prod.outlook.com](#) (2603:10b6:a03:46e::19) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8901.28; Thu, 10 Jul 2025 21:40:03 +0000

Received: from [DS1PEPF00017E08.namprd09.prod.outlook.com](#) (2603:10b6:930:1:cafe::d7) by [CY5PR09CA0012.outlook.office365.com](#) (2603:10b6:930:1::25) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.23 via Frontend Transport; Thu, 10 Jul 2025 21:40:02 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::633) smtp.mailfrom=[gmail.com](#); dkim=pass (signature was verified) header.d=[gmail.com](#); dmarc=pass action=none header.from=[gmail.com](#);

Received-SPF: Pass ([protection.outlook.com](#): domain of [gmail.com](#) designates 2607:f8b0:4864:20::633 as permitted sender) receiver=[protection.outlook.com](#); client-ip=2607:f8b0:4864:20::633; helo=[mail-pl1-x633.google.com](#); pr=C

Received: from [mail-pl1-x633.google.com](#) (2607:f8b0:4864:20::633) by [DS1PEPF00017E08.mail.protection.outlook.com](#) (2603:10b6:2c:400:0:1009:0:5) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 21:40:02 +0000

Received: by [mail-pl1-x633.google.com](#) with SMTP id d9443c01a7336-235ef29524fso1646845ad.1

for <inspectorgeneral@eog.myflorida.com>; Thu, 10 Jul 2025 14:40:02 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1752183601; x=1752788401; darn=eog.myflorida.com;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:from:to:cc:subject:date:message-id:reply-to;
bh=44Z2KfGrCjz6mWPwzsV9xp4IK6cmUnKLTmCmMxleIao=;
b=ZmKHGLgiky0iOuqo8MiQlRz8MTITmlhK1/d+uRdwY4YAFJRg/8ki1pUhkn2CPdmVeZ
Ju2j6wmbB8CNhfAakHonC3pjdliunoeippH8K2hZwHg4VTOaqI7y98pUT613ceuBvYA9w
viGt1W8iWTLlup8pkD2jHk1c2YgA13rDcFKFfzixUy71ISep2/CIqTpBAUwriZLGs9tn
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kURu1vyPy6Bk6kff6S+57TM/rHE2nPHiawKxII21617dHTZzy62E6rxB+mFijP1pgRWO
mSUw==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1752183601; x=1752788401;
h=cc:to:subject:message-id:date:from:in-reply-to:references
:mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
:reply-to;
bh=44Z2KfGrCjz6mWPwzsV9xp4IK6cmUnKLTmCmMxleIao=;
b=oXE7UoGk/d/ILPIRBKW7cUgknoxkceAomdp20FjRhI1NLI20HeL/QfKdBNPB3WFIy
7UtDa1sF3QwnmcAi/NpNTnFeR0M6K/4bVja+dKEqWz1qjhicS58WfgT11Wct7CxusB0V
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+UE9wg8KnzPVuOfsIDiSo7x2MD7xNyKrLkxUthjAr3K4Z1pctoLhBQ2/cYTSW1UNy1DH
PCCw==

X-Forwarded-Encrypted: i=1; AJvYcCWSrcTZ2wM72IXFgoXcgCD+Z6VG8Go1VW9TC00Pkn3T2bRL9AzMis
VxthNPfotbfu830u9lX6IIiP/DCZiLkT49@eog.myflorida.com

X-Gm-Message-State: A0Ju0YytXl7VuHX5B1Q4b0UeVIG/r2dw9ApL518vrS1FWT0lhg2A7jye
2Gzn3Nfp1SRPo2RR6e59gtIDZ/+7Gz9zcYxYdbEKLA2xAC+WREu6lGy3LpIjV2AlU+6v+02XDhq
Z0cC4uQVdqVDr17ssWYVcbpe1GsgBuH8=

X-Gm-Gg: ASbGncv21DJswdpXGUOnHsfzrN4+41Zdgnief+/xtFEzrVmr1vF2n8pd11RcTaPBWQx
hkZ500YdUukIZDnb5UutC4zTE1xX34bPaQxfW7bPnAZdQPDsuggseU+mGN5iHF08n0BCj6FLkoR
wGaAK3d0ouBKvGVqAOPfM7oc42twc54AA1T0QtX6r9FV0/ecokAC2YTtmxn+Ss19vmfKvIfMvh3
N2U1GNg5sr/L70G0knLRKNS8rqZTRqyfc0jE1PX

X-Google-Smtp-Source: AGHT+IGx17fPKqAwMyvXRIAsmY0xrUegacaCDCG3QEGjoeqRuvLmAWi0fALwa/
Thh0bn5MvJhodJpCMMJRtECJIfv8=

X-Received: by 2002:a17:90b:180e:b0:313:2bfc:94c with SMTP id
98e67ed59e1d1-31c4cd5dbd7mr516440a91.8.1752183600869; Thu, 10 Jul 2025
14:40:00 -0700 (PDT)

MIME-Version: 1.0

References: <0A1E2F21-8669-4BB9-91CB-F695B328B409@gmail.com>
<CAFj9TqpTnyL=dhRs6SHqYYmDjpGdTk0=Da4214OU50EpF0sRZA@mail.gmail.com>
<CAFj9Tqq3f7n1CsuQnYkYdrPipv04XbdrJuyGmSzQUWkXLRQOpw@mail.gmail.com>
<CAFj9Tqon06KTvWNA5o2j5Zd8CKPiZqv_Cys3hMYP5eArpjU91g@mail.gmail.com>
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<PH8PR14MB7445137C2AA36AF7D9E66BEC9F48A@PH8PR14MB7445.namprd14.prod.outlook.com>
<CAFj9TqpzUA27pgudFJFRmCPjC3dfWodppga=2UbKjffHud4hYQ@mail.gmail.com> <CAFj9TqpT_XW0t=ucwp+
Snwq6N6ZnjCq196Va-4gkSz+NA9o0LA@mail.gmail.com>
In-Reply-To: <CAFj9TqpT_XW0t=ucwp+Snwq6N6ZnjCq196Va-4gkSz+NA9o0LA@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Thu, 10 Jul 2025 17:39:47 -0400
X-Gm-Features: Ac12FXxhXUnXFFm5dCIVFI0PV8WduVeBe5s-YAYvHD7eWpZoDVnTMLBn10Nttls

Message-ID: <CAFj9TqpFNA9Vbmu0ho0gcfQoPXvHwrQ=LhnmGf35m6exZnMV8A@mail.gmail.com>
 Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin
 To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>
 CC: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>,
 "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce
 <maudekbruce2@gmail.com>,
 Office Support YMS <info@yourmanagementservices.com>,
 General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,
 Richard Otway <Richard.Otway@myfloridalicense.com>,
 "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>,
 "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov"
 <oig.doj@usdoj.gov>,
 "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>,
 "crt@usdoj.gov" <crt@usdoj.gov>,
 "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>,
 "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>,
 "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org"
 <acap@floridabar.org>,
 Tina Polsky <POLSKY.TINA@flsenate.gov>,
 Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>,
 "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>,
 "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>,
 "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@
 myfloridahouse.gov>,
 "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>,
 "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>,
 "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>,
 "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>,
 "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>,
 "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>,
 "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>,
 "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>,
 "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>,
 "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>,
 "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>,
 "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>,
 "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>,
 "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>,
 "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>,
 "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>,
 "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>,
 "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>,
 "askcityhall@plantation.org" <askcityhall@plantation.org>,
 "IA@psd.plantation.org" <IA@psd.plantation.org>,
 "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org"
 <info@flcga.org>,
 "tips@theappeal.org" <tips@theappeal.org>,

"info@openthegovernment.org" <info@openthegovernment.org>,
"naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>,
"popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com"
<popularnet@bpop.com>,
"pbcondodepositops@popular.com" <PBCondodepositops@popular.com>,
"pabloansupport@popular.com" <PABLoanSupport@popular.com>,
"pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>,
"investorrelations@jpmchase.com" <investorrelations@jpmchase.com>,
"reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>,
"jpmmhelp@jpmorgan.com" <jpmmhelp@jpmorgan.com>, "miranda.caruso@bofa.com"
<miranda.caruso@bofa.com>,
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"investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>,
"compliance@mrcooper.com" <compliance@mrcooper.com>,
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"mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com"
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"legal@caliberhomeloans.com" <legal@caliberhomeloans.com>,
"compliance@firstam.com" <compliance@firstam.com>,
"mediarelations@stewart.com" <mediarelations@stewart.com>,
"corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

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Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

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X-MS-Office365-Filtering-Correlation-Id: 789fa2ee-05ee-4613-5ee3-08ddbffa539d

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

X-Display-Name: inspectorgeneral@eog.myflorida.com

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekingbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Bcc:

Date: Thu, 10 Jul 2025 17:39:47 -0400

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still **no posted agenda for the upcoming Board meeting next week.**

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

On Thu, Jul 10, 2025 at 4:04 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves **years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.**

And not only that, but this community, through all of this, is now **facing approximately \$1.1 million in City of Plantation liens and fines**, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — **before anyone accepts dismissive statements or attorney-driven defenses at face value.**

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients**. To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled “**Hypothetical ChatGPT Analysis**,” which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

[314 S. Federal Highway](#)

[Dania Beach, Florida 33004](#)

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Cc:Melanie.Griffin@myfloridalicense.com <Melanie.Griffin@myfloridalicense.com>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>; Matthew.Collier@myfloridalicense.com; OIG@oig@myfloridalicense.com; Richard.Otway@myfloridalicense.com; usafls.citizens@usdoj.gov; public.integrity@usdoj.gov; oig.doj@usdoj.gov; inspectorgeneral@eog.myflorida.com; crt@usdoj.gov; oag.civilrights@myfloridalegal.com; citizenservices@myfloridalegal.com; Press@MyFloridaLegal.com; askus@sa17.state.fl.us; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; District32osgood@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; bradley.jennifer.web@flsenate.gov; stewart.linda.web@flsenate.gov; rodriguez.anamaria.web@flsenate.gov; tiffany.esposito@myfloridahouse.gov; juan.porras@myfloridahouse.gov; jennifer.canady@myfloridahouse.gov; joel.rudman@myfloridahouse.gov; carolina.amesty@myfloridahouse.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov; askcityhall@plantation.org; IA@psd.plantation.org; WDorr@psd.plantation.org; sao17@sao17.state.fl.us; Connie.Fossi@connie.fossi@nbcuni.com; tips@cnr.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbctvinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnr.tips@cnr.com; newstips@sunsentinel.com; info@pogo.org; action@aclu.org; press@whistlebloweraid.org; Justin.Smulison@info@whistleblowers.org; info@flcga.org; tips@levernews.com; info@floridabulldog.org; tips@theappeal.org; grassroots@commoncause.org; tips@publicintegrity.org; info@openthegovernment.org; patrick@pk80.com; txhoareform@gmail.com; Government.Accountability.Project@info@whistleblower.org; info@thesignalsnetwork.org; contact@consumerwatchdog.org; info@bettergov.org; info@freedom.press; Info@info@whistleblowersofamerica.org; naomi.seligman@valuesunited.org; popularnet@popular.com; popularnet@bpop.com; pbcondodepositops@popular.com; pabloansupport@popular.com; pbcondolockbox@popular.com; investorrelations@jpmchase.com; reportfraud@wellsfargo.com; jpmhelp@jpmorgan.com; miranda.caruso@bofa.com; investorrelations@citi.com; fraud_help@usbank.com; media@truist.com; media.relations@pnc.com; investorrelations@morganstanley.com; fraud_reporting@freddiemac.com; investorrelations@rocketcompanies.com; compliance@mrcooper.com; compliance@loandepot.com; compliance@freedommortgage.com; communications@newrez.com; mediarelations@onitygroup.com; legal@pnmac.com; legal@caliberhomeloans.com; compliance@firstam.com; mediarelations@stewart.com; corporatelegal@oldrepublictitle.com; customerexperience@wltic.com; dianna_higgins@mgic.com; legal@radian.com; compliance@essent.us; compliance@nationalmi.com; sfearon@archgroup.com; legal@rushmorelm.com; legal@figure.com

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors

Rhonda Hollander, Esq. (Association Counsel)

Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).**

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (***Banco Popular, Chase, LoanDepot, etc.***),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**
 - Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
-  **Raising regular assessments or approving budgets**
 - Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.

-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

 **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post
 Thanks

Patty Sabates Sent from my iPhone

Shawn Martin <sem2000s@gmail.com>

Thu, Jul 10, 2025 at 6:04 PM

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>,

"communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Subject: Clarification on Agenda Notice Timing

Dear Ms. Hollander, Board Members, and Oversight Recipients,

I want to follow up on my earlier email regarding the absence of a posted agenda for next week's Board meeting as of end of business today.

For the sake of clarity, while it is not statutorily required for owners to receive the agenda by Thursday evening, it has been typical over the past few years for the Board to post or circulate the agenda by this time. That is primarily why I noted its absence today. This is not to suggest the statutory notice period has yet been violated.

I will continue to monitor for the agenda posting through the statutory window and document accordingly. This communication is simply to keep the record clear and fair.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM



Message blocked

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:58 -0700 (PDT)



noname
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 6:04 PM

To: sem2000s@gmail.com



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org

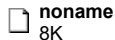
Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:58 -0700 (PDT)



noname
8K

Editorial Pitches <pitches+noreply@theappeal.org>

Thu, Jul 10, 2025 at 6:04 PM

To: sem2000s@gmail.com

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Thu, 10 Jul 2025 15:04:59 -0700 (PDT)

 **noname**
10K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:59 -0700 (PDT)



postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s
Sender

Office 365

inspectorgeneral
Action Required

Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 7/10/2025 10:04:43 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [BLAPR09MB7394.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [BLAPR09MB7394.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
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2	7/10/2025 10:04:57 PM	mail-pj1-x102f.google.com	SA2PEPF00002250.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	7/10/2025 10:04:57 PM	SA2PEPF00002250.namprd09.prod.outlook.com	CYXPR09CA0001.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	7/10/2025 10:04:58 PM	CYXPR09CA0001.namprd09.prod.outlook.com	BLAPR09MB7394.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from [CYXPR09CA0001.namprd09.prod.outlook.com](#) (2603:10b6:930:d4::9) by [BLAPR09MB7394.namprd09.prod.outlook.com](#) (2603:10b6:208:289::18) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8901.29; Thu, 10 Jul 2025 22:04:58 +0000

Received: from [SA2PEPF00002250.namprd09.prod.outlook.com](#) (2603:10b6:930:d4:cafe::33) by [CYXPR09CA0001.outlook.office365.com](#) (2603:10b6:930:d4::9) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 22:04:57 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102f) smtp.mailfrom=[gmail.com](#); dkim=pass (signature was verified) header.d=[gmail.com](#); dmarc=pass action=none header.from=[gmail.com](#);

Received-SPF: Pass ([protection.outlook.com](#): domain of [gmail.com](#) designates 2607:f8b0:4864:20::102f as permitted sender) receiver=[protection.outlook.com](#); client-ip=2607:f8b0:4864:20::102f; helo=[mail-pj1-x102f.google.com](#); pr=C

Received: from [mail-pj1-x102f.google.com](#) (2607:f8b0:4864:20::102f) by [SA2PEPF00002250.mail.protection.outlook.com](#) (2603:10b6:82c:400:0:1008:0:4) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8922.22 via Frontend Transport; Thu, 10 Jul 2025 22:04:57 +0000

Received: by [mail-pj1-x102f.google.com](#) with SMTP id 98e67ed59e1d1-31308f52248so208053a91.2

for <inspectorgeneral@eog.myflorida.com>; Thu, 10 Jul 2025 15:04:57 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1752185097; x=1752789897; darn=eog.myflorida.com;
h=cc:to:subject:message-id:date:from:in-reply-to:references
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V/dw==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
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g67P7t0Yv/xqU6TJJExZdVipu+7LJI+VEN5OxHL@eog.myflorida.com

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X-Received: by 2002:a17:90b:180e:b0:313:2bfc:94c with SMTP id
98e67ed59e1d1-31c4cd5dbd7mr546783a91.8.1752185096542; Thu, 10 Jul 2025
15:04:56 -0700 (PDT)

MIME-Version: 1.0

References: <0A1E2F21-8669-4BB9-91CB-F695B328B409@gmail.com>
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In-Reply-To: <CAFj9TqpFNA9Vbmu0ho0gcfQoPXvHwrQ=LhnmGf35m6exZnMV8A@mail.gmail.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Thu, 10 Jul 2025 18:04:43 -0400

X-Gm-Features: Ac12FXxevANLYHXKtmTcPCgQ3SP2scKdGNxkoM6hmOQpJq7WnvUkYnBmAipnSR0

Message-ID: <CAFj9Tqo+OZaRcpe86GmXo0QWMmCXsZebR-6XYrdbq3ddhcZoCA@mail.gmail.com>

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

CC: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>,

Office Support YMS <info@yourmanagementservices.com>,

General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,

Richard Otway <Richard.Otway@myfloridalicense.com>,

"usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>,

"public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov"

<oig.doj@usdoj.gov>,

"inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>,

"crt@usdoj.gov" <crt@usdoj.gov>,

"oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>,

"citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>,

"Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org"

<acap@floridabar.org>,

Tina Polsky <POLSKY.TINA@flsenate.gov>,

Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>,

"marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>,

"pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>,

"christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@

myfloridahouse.gov>,

"lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>,

"daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>,

"boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>,

"osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>,

"District32osgood@flsenate.gov" <District32osgood@flsenate.gov>,

"jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>,

"calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>,

"bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>,

"stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>,

"rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>,

"tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>,

"juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>,

"jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>,

"joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>,

"carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>,

"daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>,

"wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>,

"chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>,

"askcityhall@plantation.org" <askcityhall@plantation.org>,

"IA@psd.plantation.org" <IA@psd.plantation.org>,

"WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org"

<info@flcga.org>,
"tips@theappeal.org" <tips@theappeal.org>,
"info@openthegovernment.org" <info@openthegovernment.org>,
"naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>,
"popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com"
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"pbcondodepositops@popular.com" <PBCondodepositops@popular.com>,
"pabloansupport@popular.com" <PABLoanSupport@popular.com>,
"pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>,
"investorrelations@jpmchase.com" <investorrelations@jpmchase.com>,
"reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>,
"jpmmhelp@jpmorgan.com" <jpmmhelp@jpmorgan.com>, "miranda.caruso@bofa.com"
<miranda.caruso@bofa.com>,
"investorrelations@citi.com" <investorrelations@citi.com>,
"fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com"
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"mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com"
<legal@pnmac.com>,
"legal@caliberhomeloans.com" <legal@caliberhomeloans.com>,
"compliance@firstam.com" <compliance@firstam.com>,
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"corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

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Return-Path: sem2000s@gmail.com

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X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: SA2PEPF00002250:EE_|BLAPR09MB7394:EE_

X-MS-Office365-Filtering-Correlation-Id: dbf3205f-eb36-475a-e3ed-08ddbffdccf09

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

X-Display-Name: inspectorgeneral@eog.myflorida.com

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmhelp@jpmorgan.com" <jpmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Bcc:

Date: Thu, 10 Jul 2025 18:04:43 -0400

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

Subject: Clarification on Agenda Notice Timing

Dear Ms. Hollander, Board Members, and Oversight Recipients,

I want to follow up on my earlier email regarding the absence of a posted agenda for next week's Board meeting as of end of business today.

For the sake of clarity, while it is not statutorily required for owners to receive the agenda by Thursday evening, it has been typical over the past few years for the Board to post or circulate the agenda by this time. That is primarily why I noted its absence today. This is not to suggest the statutory notice period has yet been violated.

I will continue to monitor for the agenda posting through the statutory window and document accordingly. This communication is simply to keep the record clear and fair.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 5:39 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still **no posted agenda for the upcoming Board meeting next week.**

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

On Thu, Jul 10, 2025 at 4:04 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves **years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.**

And not only that, but this community, through all of this, is now **facing approximately \$1.1 million in City of Plantation liens and fines**, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — **before anyone accepts dismissive statements or attorney-driven defenses at face value.**

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients.** To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled **“Hypothetical ChatGPT Analysis,”** which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

[314 S. Federal Highway](#)

[Dania Beach, Florida 33004](#)

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Cc: Melanie.Griffin@myfloridalicense.com <Melanie.Griffin@myfloridalicense.com>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>; Matthew.Collier@myfloridalicense.com; OIG <oig@myfloridalicense.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; usafls.citizens@usdoj.gov; public.integrity@usdoj.gov; oig.doj@usdoj.gov; inspectorgeneral@eog.myflorida.com; crt@usdoj.gov; oag.civilrights@myfloridalegal.com; citizenservices@myfloridalegal.com; Press@MyFloridaLegal.com; askus@sa17.state.fl.us; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; District32osgood@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; bradley.jennifer.web@flsenate.gov; stewart.linda.web@flsenate.gov; rodriguez.anamaria.web@flsenate.gov; tiffany.esposito@myfloridahouse.gov; juan.porras@myfloridahouse.gov; jennifer.canady@myfloridahouse.gov; joel.rudman@myfloridahouse.gov; carolina.amesty@myfloridahouse.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov; askcityhall@plantation.org; IA@psd.plantation.org; WDorr@psd.plantation.org; sao17@sao17.state.fl.us; Connie Fossi <connie.fossi@nbcuni.com>; tips@cnn.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbctvinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnn.tips@cnn.com; newstips@sunsentinel.com; info@pogo.org; action@aclu.org; press@whistlebloweraid.org; Justin Smulison <info@whistleblowers.org>; info@flcga.org; tips@levernews.com; info@floridabulldog.org; tips@theappeal.org; grassroots@commoncause.org; tips@publicintegrity.org; info@openthegovernment.org; patrick@pk80.com; txhoareform@gmail.com; Government Accountability Project <info@whistleblower.org>; info@thesignalsnetwork.org; contact@consumerwatchdog.org; info@bettergov.org; info@freedom.press; Info <info@whistleblowersofamerica.org>; naomi.seligman@valuesunited.org; popularnet@popular.com; popularnet@bpop.com; pbcondodepositops@popular.com; pabloansupport@popular.com; pbcondolockbox@popular.com; investorrelations@jpmchase.com; reportfraud@wellsfargo.com; jpmhelp@jpmorgan.com; miranda.caruso@bofa.com; investorrelations@citi.com; fraud_help@usbank.com; media@truist.com; media.relations@pnc.com; investorrelations@morganstanley.com; fraud_reporting@freddiemac.com; investorrelations@rocketcompanies.com; compliance@mrcooper.com; compliance@loandepot.com; compliance@freedommortgage.com; communications@newrez.com; mediarelations@onitygroup.com; legal@pnmac.com; legal@caliberhomeloans.com; compliance@firstam.com; mediarelations@stewart.com; corporatelegal@oldrepublictitle.com; customerexperience@wltic.com; dianna_higgins@mgic.com; legal@radian.com; compliance@essent.us; compliance@nationalmi.com; sfearon@archgroup.com; legal@rushmorelm.com; legal@figure.com

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).**

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (***Banco Popular, Chase, LoanDepot, etc.***),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**

- Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
-  **Raising regular assessments or approving budgets**
 - Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

 Overall Impact

✓ **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

 Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM

**Message blocked**

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:58 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Jul 10, 2025 at 6:04 PM

To: sem2000s@gmail.com

**Address not found**

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

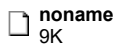
Action: failed

Status: 5.1.1

Remote-MTA: dns; mx01-003d5601.gslb.pphosted.com. (205.220.161.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:58 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 6:04 PM



Address not found

Your message wasn't delivered to **juan.porras@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 15:04:59 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Thu, Jul 10, 2025 at 5:40 PM



Address not found

Your message wasn't delivered to
joel.rudman@myfloridahouse.gov because the address
couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for
the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Thu, 10 Jul 2025 14:40:04 -0700 (PDT)



Popular Net <popularnet@popular.com>

To: "sem2000s@gmail.com" <sem2000s@gmail.com>

Fri, Jul 11, 2025 at 10:42 AM

[Quoted text hidden]

From: Shawn Martin [sem2000s@gmail.com]

Sent: 7/10/2025 5:39 PM

To: rhonda@hgl-law.com

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

[CAUTION: This email was received from an external source. Be cautious when clicking on links, opening attachments, and responding to requests for sensitive information. To help protect yourself, use the Report Phish button located in the message ribbon above to flag any suspicious emails.]

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still no posted agenda for the upcoming Board meeting next week.

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

On Thu, Jul 10, 2025 at 4:04 PM Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>> wrote:

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.

And not only that, but this community, through all of this, is now facing approximately \$1.1 million in City of Plantation liens and fines, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — before anyone accepts dismissive statements or attorney-driven defenses at face value.

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess video footage of Omega Villas Board meetings spanning from 2008 through 2025, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately 76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients. To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next Watchdog Email distribution, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled “Hypothetical ChatGPT Analysis,” which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com<mailto:rhonda@hgl-law.com>> wrote:
Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
[314 S. Federal Highway](#)
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com<mailto:Rhonda@HGL-Law.com>

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com<mailto:psabates48@gmail.com>>; Blaire Lapides <bjlapides@bellsouth.net<mailto:bjlapides@bellsouth.net>>; Elizabeth.palen@hotmail.com<mailto:Elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com<mailto:maudekbruce2@gmail.com>>; Maritza Wilhelm <maritzawilhelm@yahoo.com<mailto:maritzawilhelm@yahoo.com>>; Miriam Tirado <miriam71@comcast.net<mailto:miriam71@comcast.net>>; Kaelanibown@yahoo.com<mailto:Kaelanibown@yahoo.com>; Kcchen.80@gmail.com<mailto:Kcchen.80@gmail.com>; Office Support YMS <info@yourmanagementservices.com<mailto:info@yourmanagementservices.com>>; Rhonda Hollander, Esq. <rhonda@hgl-law.com<mailto:rhonda@hgl-law.com>>

Cc: Cc:Melanie.Griffin@myfloridalicense.com<mailto:Cc%3AMelanie.Griffin@myfloridalicense.com> <Melanie.Griffin@myfloridalicense.com<mailto:Melanie.Griffin@myfloridalicense.com>>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com<mailto:DBPR.GeneralCounsel@myfloridalicense.com>>; Matthew.Collier@myfloridalicense.com<mailto:Matthew.Collier@myfloridalicense.com>; OIG <oig@myfloridalicense.com<mailto:oig@myfloridalicense.com>>; Richard Otway <Richard.Otway@myfloridalicense.com<mailto:Richard.Otway@myfloridalicense.com>>; usafls.citizens@usdoj.gov<mailto:usafls.citizens@usdoj.gov>; public.integrity@usdoj.gov<mailto:public.integrity@usdoj.gov>; oig.doj@usdoj.gov<mailto:oig.doj@usdoj.gov>; inspectorgeneral@eog.myflorida.com<mailto:inspectorgeneral@eog.myflorida.com>; crt@usdoj.gov<mailto:crt@usdoj.gov>; oag.civilrights@myfloridalegal.com<mailto:oag.civilrights@myfloridalegal.com>; citizenservices@myfloridalegal.com<mailto:citizenservices@myfloridalegal.com>; Press@MyFloridaLegal.com; askus@sa17.state.fl.us<mailto:askus@sa17.state.fl.us>; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov<mailto:POLSKY.TINA@flsenate.gov>>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov<mailto:SHARIEF.BARBARA.WEB@flsenate.gov>>; marie.woodson@myfloridahouse.gov<mailto:marie.woodson@myfloridahouse.gov>; pizzo.jason@flsenate.gov<mailto:pizzo.jason@flsenate.gov>; christine.hunschofsky@myfloridahouse.gov<mailto:christine.hunschofsky@myfloridahouse.gov>; lisa.dunkley@myfloridahouse.gov<mailto:lisa.dunkley@myfloridahouse.gov>; daryl.campbell@myfloridahouse.gov<mailto:daryl.campbell@myfloridahouse.gov>; boyd.jim.web@flsenate.gov<mailto:boyd.jim.web@flsenate.gov>; osgood.rosalind.web@flsenate.gov<mailto:osgood.rosalind.web@flsenate.gov>; District32osgood@flsenate.gov<mailto:District32osgood@flsenate.gov>; jones.shevrin.web@flsenate.gov<mailto:jones.shevrin.web@flsenate.gov>; calatayud.alexis.web@flsenate.gov<mailto:calatayud.alexis.web@flsenate.gov>; bradley.jennifer.web@flsenate.gov<mailto:bradley.jennifer.web@flsenate.gov>; stewart.linda.web@flsenate.gov<mailto:stewart.linda.web@flsenate.gov>; rodriguez.anamaria.web@flsenate.gov<mailto:rodriguez.anamaria.web@flsenate.gov>; tiffany.esposito@myfloridahouse.gov<mailto:tiffany.esposito@myfloridahouse.gov>; juan.porras@myfloridahouse.gov<mailto:juan.porras@myfloridahouse.gov>; jennifer.canady@myfloridahouse.gov<mailto:jennifer.canady@myfloridahouse.gov>; joel.rudman@myfloridahouse.gov<mailto:joel.rudman@myfloridahouse.gov>; carolina.amesty@myfloridahouse.gov<mailto:carolina.amesty@myfloridahouse.gov>; daniel.perez@myfloridahouse.gov<mailto:daniel.perez@myfloridahouse.gov>; wyman.duggan@myfloridahouse.gov<mailto:wyman.duggan@myfloridahouse.gov>; chip.lamarca@myfloridahouse.gov<mailto:chip.lamarca@myfloridahouse.gov>; askcityhall@plantation.org<mailto:askcityhall@plantation.org>; IA@psd.plantation.org<mailto:IA@psd.plantation.org>; WDorr@psd.plantation.org<mailto:WDorr@psd.plantation.org>; sao17@sao17.state.fl.us<mailto:sao17@sao17.state.fl.us>; Connie Fossi <connie.fossi@nbcuni.com<mailto:connie.fossi@nbcuni.com>>; tips@cnn.com<mailto:tips@cnn.com>; viewermail@newshour.org<mailto:viewermail@newshour.org>; press.office@theguardian.com<mailto:press.office@theguardian.com>; reporters@miamiherald.com<mailto:reporters@miamiherald.com>; msnbctvinfo@nbcuni.com<mailto:msnbctvinfo@nbcuni.com>; investigates@cbsnews.com<mailto:investigates@cbsnews.com>; news.tips@abc.com<mailto:news.tips@abc.com>; newstips@cbsnews.com<mailto:newstips@cbsnews.com>; cnn.tips@cnn.com<mailto:cnn.tips@cnn.com>; newstips@sunsentinel.com<mailto:newstips@sunsentinel.com>; info@pogo.org<mailto:info@pogo.org>; action@aclu.org<mailto:action@aclu.org>; press@whistlebloweraid.org<mailto:press@whistlebloweraid.org>; Justin Smulison <info@whistleblowers.org<mailto:info@whistleblowers.org>>; info@flcga.org<mailto:info@flcga.org>; tips@levernews.com<mailto:tips@levernews.com>; info@floridabulldog.org<mailto:info@floridabulldog.org>; tips@theappeal.org<mailto:tips@theappeal.org>; grassroots@commoncause.org<mailto:grassroots@commoncause.org>; tips@publicintegrity.org<mailto:tips@publicintegrity.org>; info@openthegovernment.org<mailto:info@openthegovernment.org>; patrick@pk80.com<mailto:patrick@pk80.com>; txhoareform@gmail.com<mailto:txhoareform@gmail.com>; Government Accountability Project <info@whistleblower.org<mailto:info@whistleblower.org>>; info@thesignalsnetwork.org<mailto:info@thesignalsnetwork.org>; contact@consumerwatchdog.org<mailto:contact@consumerwatchdog.org>; info@bettergov.org<mailto:info@bettergov.org>; info@freedom.press; Info <info@whistleblowersofamerica.org<mailto:info@whistleblowersofamerica.org>>; naomi.seligman@valuesunited.org<mailto:naomi.seligman@valuesunited.org>; popularnet@popular.com<mailto:popularnet@popular.com>>

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Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my second formal escalation notice to the Banks, federal agencies, and national watchdog groups, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as illegitimate until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA
Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:
Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com/>>

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:
Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March

25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.

Given that this matter directly impacts:

- * The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- * The security interests of financial institutions (Banco Popular, Chase, LoanDepot, etc.),
- * And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board Governance & Legal Authority

- *  Holding Board meetings and conducting official business
- * No properly seated Board means no quorum to conduct statutory business.
- *  Passing or amending Rules & Regulations
- * Any changes to governing documents or community conduct rules lack legal foundation.
- *  Appointing or removing officers, directors, or committee chairs
- * Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

- *  Levying special assessments on owners
- * Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
- *  Raising regular assessments or approving budgets
- * Without a valid Board, any budgets approved are legally voidable.
- *  Authorizing and signing checks or payments
- * Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

- *  Executing contracts with vendors, engineers, contractors, or attorneys

- * All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
- * ☒ Directing ongoing construction projects (including payment draws from Banco)
- * The lack of lawful authority could cause banks to freeze or demand repayment.
- * ☒ Entering new loan agreements or draw authorizations
- * This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

- * ☒ Initiating or continuing foreclosure actions
- * Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
- * ☒ Imposing fines or suspensions of owner rights
- * Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
- * ☒ Responding to statutory records requests
- * Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

☒ Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.

This creates direct exposure under FS 718.111(1)(d) for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com<<mailto:psabates48@gmail.com>>> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

thread::6w7mqREUB8y4rPWj6GGsJgA::

Popular Net <popularnet@popular.com>

Fri, Jul 11, 2025 at 10:42 AM

To: "sem2000s@gmail.com" <sem2000s@gmail.com>

[Quoted text hidden]

From: Shawn Martin [sem2000s@gmail.com]

Sent: 7/10/2025 6:04 PM

To: rhonda@hgl-law.com

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

[CAUTION: This email was received from an external source. Be cautious when clicking on links, opening attachments, and responding to requests for sensitive information. To help protect yourself, use the Report Phish button located in the message ribbon above to flag any suspicious emails.]

Subject: Clarification on Agenda Notice Timing

Dear Ms. Hollander, Board Members, and Oversight Recipients,

I want to follow up on my earlier email regarding the absence of a posted agenda for next week's Board meeting as of end of business today.

For the sake of clarity, while it is not statutorily required for owners to receive the agenda by Thursday evening, it has been typical over the past few years for the Board to post or circulate the agenda by this time. That is primarily why I noted its absence today. This is not to suggest the statutory notice period has yet been violated.

I will continue to monitor for the agenda posting through the statutory window and document accordingly. This communication is simply to keep the record clear and fair.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 5:39 PM Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>> wrote:

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still no posted agenda for the upcoming Board meeting next week.

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

On Thu, Jul 10, 2025 at 4:04 PM Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>> wrote:

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.

And not only that, but this community, through all of this, is now facing approximately \$1.1 million in City of Plantation liens and fines, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — before anyone accepts dismissive statements or attorney-driven defenses at face value.

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts,

are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess video footage of Omega Villas Board meetings spanning from 2008 through 2025, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately 76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients. To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next Watchdog Email distribution, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled “Hypothetical ChatGPT Analysis,” which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com<<mailto:rhonda@hgl-law.com>>> wrote:
Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states "An election is not required if the number of vacancies equals or exceeds the number of candidates." The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin's constant complaints.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
[314 S. Federal Highway](#)
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com<<mailto:Rhonda@HGL-Law.com>>

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com<mailto:psabates48@gmail.com>>; Blaire Lapidés <bjlapides@bellsouth.net<mailto:bjlapides@bellsouth.net>>; Elizabeth.palen@hotmail.com<mailto:Elizabeth.palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com<mailto:maudekbruce2@gmail.com>>; Maritza Wilhelm <maritzawilhelm@yahoo.com<mailto:maritzawilhelm@yahoo.com>>; Miriam Tirado <miriam71@comcast.net<mailto:miriam71@comcast.net>>; Kaelanibown@yahoo.com<mailto:Kaelanibown@yahoo.com>; Kcchen.80@gmail.com<mailto:Kcchen.80@gmail.com>; Office Support YMS <info@yourmanagementservices.com<mailto:info@yourmanagementservices.com>>; Rhonda Hollander, Esq. <rhonda@hgl-law.com<mailto:rhonda@hgl-law.com>>

Cc: Cc:Melanie.Griffin@myfloridalicense.com<mailto:Cc%3AMelanie.Griffin@myfloridalicense.com> <Melanie.Griffin@myfloridalicense.com<mailto:Melanie.Griffin@myfloridalicense.com>>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com<mailto:DBPR.GeneralCounsel@myfloridalicense.com>>; Matthew.Collier@myfloridalicense.com<mailto:Matthew.Collier@myfloridalicense.com>; OIG <oig@myfloridalicense.com<mailto:oig@myfloridalicense.com>>; Richard Otway <Richard.Otway@myfloridalicense.com<mailto:Richard.Otway@myfloridalicense.com>>; usafls.citizens@usdoj.gov<mailto:usafls.citizens@usdoj.gov>; public.integrity@usdoj.gov<mailto:public.integrity@usdoj.gov>; oig.doj@usdoj.gov<mailto:oig.doj@usdoj.gov>; inspectorgeneral@eog.myflorida.com<mailto:inspectorgeneral@eog.myflorida.com>; crt@usdoj.gov<mailto:crt@usdoj.gov>; oag.civilrights@myfloridalegal.com<mailto:oag.civilrights@myfloridalegal.com>; citizenservices@myfloridalegal.com<mailto:citizenservices@myfloridalegal.com>; Press@MyFloridaLegal.com; askus@sa17.state.fl.us<mailto:askus@sa17.state.fl.us>; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov<mailto:POLSKY.TINA@flsenate.gov>>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov<mailto:SHARIEF.BARBARA.WEB@flsenate.gov>>; marie.woodson@myfloridahouse.gov<mailto:marie.woodson@myfloridahouse.gov>; pizzo.jason@flsenate.gov<mailto:pizzo.jason@flsenate.gov>; christine.hunschofsky@myfloridahouse.gov<mailto:christine.hunschofsky@myfloridahouse.gov>; lisa.dunkley@myfloridahouse.gov<mailto:lisa.dunkley@myfloridahouse.gov>; daryl.campbell@myfloridahouse.gov<mailto:daryl.campbell@myfloridahouse.gov>; boyd.jim.web@flsenate.gov<mailto:boyd.jim.web@flsenate.gov>; osgood.rosalind.web@flsenate.gov<mailto:osgood.rosalind.web@flsenate.gov>; District32osgood@flsenate.gov<mailto:District32osgood@flsenate.gov>; jones.shevrin.web@flsenate.gov<mailto:jones.shevrin.web@flsenate.gov>; calatayud.alexis.web@flsenate.gov<mailto:calatayud.alexis.web@flsenate.gov>; bradley.jennifer.web@flsenate.gov<mailto:bradley.jennifer.web@flsenate.gov>; stewart.linda.web@flsenate.gov<mailto:stewart.linda.web@flsenate.gov>; rodriguez.anamaria.web@flsenate.gov<mailto:rodriguez.anamaria.web@flsenate.gov>; tiffany.esposito@myfloridahouse.gov<mailto:tiffany.esposito@myfloridahouse.gov>; juan.porras@myfloridahouse.gov<mailto:juan.porras@myfloridahouse.gov>; jennifer.canady@myfloridahouse.gov<mailto:jennifer.canady@myfloridahouse.gov>; joel.rudman@myfloridahouse.gov<mailto:joel.rudman@myfloridahouse.gov>; carolina.amesty@myfloridahouse.gov<mailto:carolina.amesty@myfloridahouse.gov>; daniel.perez@myfloridahouse.gov<mailto:daniel.perez@myfloridahouse.gov>; wyman.duggan@myfloridahouse.gov<mailto:wyman.duggan@myfloridahouse.gov>; chip.lamarca@myfloridahouse.gov<mailto:chip.lamarca@myfloridahouse.gov>; askcityhall@plantation.org<mailto:askcityhall@plantation.org>; IA@psd.plantation.org<mailto:IA@psd.plantation.org>; WDorr@psd.plantation.org<mailto:WDorr@psd.plantation.org>; sao17@sao17.state.fl.us<mailto:sao17@sao17.state.fl.us>; Connie Fossi <connie.fossi@nbcuni.com<mailto:connie.fossi@nbcuni.com>>; tips@cnn.com<mailto:tips@cnn.com>; viewermail@newshour.org<mailto:viewermail@newshour.org>; press.office@theguardian.com<mailto:press.office@theguardian.com>; reporters@miamiherald.com<mailto:reporters@miamiherald.com>; msnbctvinfo@nbcuni.com<mailto:msnbctvinfo@nbcuni.com>; investigates@cbsnews.com<mailto:investigates@cbsnews.com>; news.tips@abc.com<mailto:news.tips@abc.com>; newstips@cbsnews.com<mailto:newstips@cbsnews.com>; cnn.tips@cnn.com<mailto:cnn.tips@cnn.com>; newstips@sunsentinel.com<mailto:newstips@sunsentinel.com>; info@pogo.org<mailto:info@pogo.org>; action@aclu.org<mailto:action@aclu.org>; press@whistlebloweraid.org<mailto:press@whistlebloweraid.org>; Justin Smulison <info@whistleblowers.org<mailto:info@whistleblowers.org>>; info@flcga.org<mailto:info@flcga.org>; tips@levernews.com<mailto:tips@levernews.com>; info@floridabulldog.org<mailto:info@floridabulldog.org>; tips@theappeal.org<mailto:tips@theappeal.org>; grassroots@commoncause.org<mailto:grassroots@commoncause.org>; tips@publicintegrity.org<mailto:tips@publicintegrity.org>; info@openthegovernment.org<mailto:info@openthegovernment.org>; patrick@pk80.com<mailto:patric

k@pk80.com>; txhoareform@gmail.com<mailto:txhoareform@gmail.com>; Government Accountability Project <info@whistleblower.org<mailto:info@whistleblower.org>>; info@thesignalsnetwork.org<mailto:info@thesignalsnetwork.org>; contact@consumerwatchdog.org<mailto:contact@consumerwatchdog.org>; info@bettergov.org<mailto:info@bettergov.org>; info@freedom.press; Info <info@whistleblowersofamerica.org<mailto:info@whistleblowersofamerica.org>>; naomi.seligman@valuesunited.org<mailto:naomi.seligman@valuesunited.org>; popularnet@popular.com<mailto:popularnet@popular.com>; popularnet@bpop.com<mailto:popularnet@bpop.com>; pbcondodepositops@popular.com<mailto:pbcondodepositops@popular.com>; pabloansupport@popular.com<mailto:pabloansupport@popular.com>; pbcondolockbox@popular.com<mailto:pbcondolockbox@popular.com>; investorrelations@jpmchase.com<mailto:investorrelations@jpmchase.com>; reportfraud@wellsfargo.com<mailto:reportfraud@wellsfargo.com>; jpmmhhelp@jpmorgan.com<mailto:jpmmhhelp@jpmorgan.com>; miranda.caruso@bofa.com<mailto:miranda.caruso@bofa.com>; investorrelations@citi.com<mailto:investorrelations@citi.com>; fraud_help@usbank.com<mailto:fraud_help@usbank.com>; media@truist.com<mailto:media@truist.com>; media.relations@pnc.com<mailto:media.relations@pnc.com>; investorrelations@morganstanley.com<mailto:investorrelations@morganstanley.com>; fraud_reporting@freddiemac.com<mailto:fraud_reporting@freddiemac.com>; investorrelations@rocketcompanies.com<mailto:investorrelations@rocketcompanies.com>; compliance@mrcooper.com<mailto:compliance@mrcooper.com>; compliance@loandepot.com<mailto:compliance@loandepot.com>; compliance@freedommortgage.com<mailto:compliance@freedommortgage.com>; communications@newrez.com<mailto:communications@newrez.com>; mediarelations@onitygroup.com<mailto:mediarelations@onitygroup.com>; legal@pnmac.com<mailto:legal@pnmac.com>; legal@caliberhomeloans.com<mailto:legal@caliberhomeloans.com>; compliance@firstam.com<mailto:compliance@firstam.com>; mediarelations@stewart.com<mailto:mediarelations@stewart.com>; corporatelegal@oldrepublictitle.com<mailto:corporatelegal@oldrepublictitle.com>; customerexperience@wltic.com<mailto:customerexperience@wltic.com>; dianna_higgins@mgic.com<mailto:dianna_higgins@mgic.com>; legal@radian.com<mailto:legal@radian.com>; compliance@essent.us<mailto:compliance@essent.us>; compliance@nationalmi.com<mailto:compliance@nationalmi.com>; sfearon@archgroup.com<mailto:sfearon@archgroup.com>; legal@rushmorelm.com<mailto:legal@rushmorelm.com>; legal@figure.com<mailto:legal@figure.com>

Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com<mailto:sem2000s@gmail.com>> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my second formal escalation notice to the Banks, federal agencies, and national watchdog groups, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as illegitimate until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA
Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:
Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com/>>

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:
Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.

Given that this matter directly impacts:

- * The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- * The security interests of financial institutions (Banco Popular, Chase, LoanDepot, etc.),
- * And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

 High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

 Governance & Legal Authority

- *  Holding Board meetings and conducting official business
- * No properly seated Board means no quorum to conduct statutory business.
- *  Passing or amending Rules & Regulations
- * Any changes to governing documents or community conduct rules lack legal foundation.
- *  Appointing or removing officers, directors, or committee chairs
- * Appointments made by an illegitimate Board have no statutory standing.

 Financial Powers

- *  Levying special assessments on owners
- * Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
- *  Raising regular assessments or approving budgets
- * Without a valid Board, any budgets approved are legally voidable.
- *  Authorizing and signing checks or payments
- * Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

- * ☒ Executing contracts with vendors, engineers, contractors, or attorneys
- * All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
- * ☒ Directing ongoing construction projects (including payment draws from Banco)
- * The lack of lawful authority could cause banks to freeze or demand repayment.
- * ☒ Entering new loan agreements or draw authorizations
- * This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

- * ☒ Initiating or continuing foreclosure actions
- * Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
- * ☒ Imposing fines or suspensions of owner rights
- * Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
- * ☒ Responding to statutory records requests
- * Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

- ☒ Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.

This creates direct exposure under FS 718.111(1)(d) for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com<<mailto:psabates48@gmail.com>>> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

thread::W73uRp_bAMOYBYqHRGOXRAA::

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Fri, Jul 11, 2025 at 4:05 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 47 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5
[[MWH0EPF000971E8.namprd02.prod.outlook.com](https://mail.google.com/mail/u/1/?ik=cfea09f8c2&view=pt&search=all&permthid=thread-f:1837281413512733615&simpl=msg-f:1837281413512733615&simpl=msg-a:r-4561611316358082591&sim...) 2025-07-11T20:05:24.349Z 08DDBE7349452F8D]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; opensthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c903::1, the server for the domain opensthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[MWH0EPF000971E8.namprd02.prod.outlook.com](#) 2025-07-11T20:05:24.349Z 08DDBE7349452F8D]

Last-Attempt-Date: Fri, 11 Jul 2025 13:05:24 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 13:04:23 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Fri, Jul 11, 2025 at 5:09 PM

To: sem2000s@gmail.com



Delivery incomplete

There was a temporary problem delivering your message to **info@opensthegovernment.org**. Gmail will retry for 46 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[MWH0EPF000989E6.namprd02.prod.outlook.com](#) 2025-07-11T21:09:45.006Z 08DDC008633C917E]

Final-Recipient: rfc822; info@opensthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; opensthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f805::, the server for the domain opensthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[MWH0EPF000989E6.namprd02.prod.outlook.com](#) 2025-07-11T21:09:45.006Z 08DDC008633C917E]

Last-Attempt-Date: Fri, 11 Jul 2025 14:09:45 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 12:41:45 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Fri, Jul 11, 2025 at 5:53 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 47 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SJ1PEPF00001CE9.namprd03.prod.outlook.com 2025-07-11T21:53:20.938Z 08DDC0BB768E96D7]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f802::3, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SJ1PEPF00001CE9.namprd03.prod.outlook.com 2025-07-11T21:53:20.938Z 08DDC0BB768E96D7]

Last-Attempt-Date: Fri, 11 Jul 2025 14:53:20 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 14:40:00 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Fri, Jul 11, 2025 at 9:31 PM

Delivery incomplete



There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 44 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CY4PEPF0000E9D7.namprd05.prod.outlook.com 2025-07-12T01:31:11.460Z 08DDBF4B2FB2E38A]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

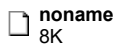
Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c936::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CY4PEPF0000E9D7.namprd05.prod.outlook.com 2025-07-12T01:31:11.460Z 08DDBF4B2FB2E38A]

Last-Attempt-Date: Fri, 11 Jul 2025 18:31:11 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 15:04:56 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Jul 12, 2025 at 5:51 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 21 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [DS1PEPF00017091.namprd03.prod.outlook.com 2025-07-12T21:51:30.880Z 08DDBE8CD743387E]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c92c::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [DS1PEPF00017091.namprd03.prod.outlook.com 2025-07-12T21:51:30.880Z 08DDBE8CD743387E]

Last-Attempt-Date: Sat, 12 Jul 2025 14:51:30 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 12:41:45 -0700 (PDT)



noname
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sat, Jul 12, 2025 at 5:32 PM

To: sem2000s@gmail.com



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 22 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SJ5PEPF000001D7.namprd05.prod.outlook.com 2025-07-12T21:32:51.338Z 08DDBF6A1EA602DD]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f802::2, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [SJ5PEPF000001D7.namprd05.prod.outlook.com 2025-07-12T21:32:51.338Z 08DDBF6A1EA602DD]

Last-Attempt-Date: Sat, 12 Jul 2025 14:32:51 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 13:04:23 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sat, Jul 12, 2025 at 7:19 PM

To: sem2000s@gmail.com



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 22 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [MW0HEPF000A6735.namprd04.prod.outlook.com 2025-07-12T23:19:32.687Z 08DDBF3CC050613B]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

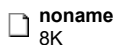
Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c91d::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [MW0HEPF000A6735.namprd04.prod.outlook.com 2025-07-12T23:19:32.687Z 08DDBF3CC050613B]

Last-Attempt-Date: Sat, 12 Jul 2025 16:19:32 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 15:04:56 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sat, Jul 12, 2025 at 7:37 PM

To: sem2000s@gmail.com

**Delivery incomplete**

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 22 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [MN1PEPF0000ECD4.namprd02.prod.outlook.com 2025-07-12T23:37:00.118Z 08DDBF307E4CBE48]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.(2a01:111:f403:f902::2, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [MN1PEPF0000ECD4.namprd02.prod.outlook.com 2025-07-12T23:37:00.118Z 08DDBF307E4CBE48]

Last-Attempt-Date: Sat, 12 Jul 2025 16:37:00 -0700 (PDT)

Will-Retry-Until: Sun, 13 Jul 2025 14:40:00 -0700 (PDT)

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Sun, Jul 13, 2025 at 5:19 PM

To: sem2000s@gmail.com

**Message not delivered**

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CO1PEPF000044F7.namprd21.prod.outlook.com 2025-07-13T21:19:15.983Z 08DDC05B18F0DB79]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f807::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [CO1PEPF000044F7.namprd21.prod.outlook.com 2025-07-13T21:19:15.983Z 08DDC05B18F0DB79]

Last-Attempt-Date: Sun, 13 Jul 2025 14:19:16 -0700 (PDT)



noname
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sun, Jul 13, 2025 at 6:03 PM

**Message not delivered**

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN3PEPF0000B373.namprd21.prod.outlook.com 2025-07-13T22:03:57.247Z 08DDC065B2CFAE12]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c803::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN3PEPF0000B373.namprd21.prod.outlook.com 2025-07-13T22:03:57.247Z 08DDC065B2CFAE12]

Last-Attempt-Date: Sun, 13 Jul 2025 15:03:57 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sun, Jul 13, 2025 at 7:43 PM

To: sem2000s@gmail.com



Message not delivered

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN2PEPF000044A8.namprd04.prod.outlook.com 2025-07-13T23:43:49.545Z 08DDBEBE0AEFBEDE]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

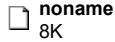
Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f90b::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[BN2PEPF000044A8.namprd04.prod.outlook.com](#) 2025-07-13T23:43:49.545Z 08DDBEBE0AEFBEDE]

Last-Attempt-Date: Sun, 13 Jul 2025 16:43:49 -0700 (PDT)



noname
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sun, Jul 13, 2025 at 9:22 PM

To: sem2000s@gmail.com



Message not delivered

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[SA2PEPF000015C7.namprd03.prod.outlook.com](#) 2025-07-14T01:22:48.491Z 08DDBEC82CACBA53]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:c931::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[SA2PEPF000015C7.namprd03.prod.outlook.com](#) 2025-07-14T01:22:48.491Z 08DDBEC82CACBA53]

Last-Attempt-Date: Sun, 13 Jul 2025 18:22:48 -0700 (PDT)



noname
8K