



Shawn Martin &lt;sem2000s@gmail.com&gt;

## RE: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

6 messages

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

Wed, Apr 16, 2025 at 3:59 PM

To: Shawn Martin <sem2000s@gmail.com>, "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>  
Cc: "Carlos Lopez, Esq." <carlos@hgl-law.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "maudekbruce2@gmail.com" <maudekbruce2@gmail.com>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcthom71@gmail.com" <mcthom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

Good Afternoon

We contacted the DBPR to find out about this case as we never received anything from the DBPR on this matter.

In response to our request, they sent the enclosed status of the case number you set forth below.

If you open the enclosed it states that the **case you referenced was closed in February 2025**.

Thank you.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

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**To:** DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com  
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**Subject:** Re: Disputed Foreclosure – Lack of Board Vote & Unsubstantiated Fees

**Subject: Supplemental Financial Complaint & Board Governance Obstruction (Omega Villas Condominium Association)**

**To:**

Florida Department of Business and Professional Regulation  
 Attn: Office of General Counsel – [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)  
 Secretary Melanie Griffin – [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)

**Dear Secretary Griffin and Office of General Counsel,**

I am writing to supplement the **financial complaint and governance concerns** previously submitted regarding the Omega Villas Condominium Association. I would like to bring to your attention a **disputed foreclosure** initiated by the Association and its legal counsel — **Hollander, Goode & Lopez, PLLC** — which may have been executed without a proper vote of the Board as required under Florida Statute **§718.112(2)(c)**.

In reviewing email correspondence from the homeowner Angel Christian Muniz (attached previously in our complaint), it has become evident that:

1. The foreclosure lawsuit and attorney fee charges were initiated **without documentation of a Board vote**, and
2. No such vote appears in any of the official meeting minutes reviewed for the past 12 months.
3. As a sitting **Board Member**, I do **not recall any such vote being held**, discussed, or noticed. If this action occurred without recorded authorization, it may constitute a **material violation of Florida law and fiduciary obligations**. **This same situation could be applicable/present to any/all foreclosures processed in the video footage for August 2023 to Present (or prior to August 2023 as well)!!! Very concerning behavior being submitted for investigation!!!**

Moreover, this incident must be examined in light of the **Corporate Resolutions** recently adopted by the Board (Exhibit: Board Decorum Policies). These resolutions create **excessive limitations on records requests and certified inquiries** that go far beyond the allowances of **Florida Statute §718.111(12)**, including:

- Arbitrarily limiting owners to only two records requests per 30 days.
- Requiring all requests to be **mailed certified only**, with **no acceptance of email**.
- Denying explanations or clarifications of records unless a separate certified inquiry is submitted.
- Placing **gatekeeping obstacles** to shield questionable vendor contracts, billing, and Board activity from community oversight.

This obstructive behavior not only fosters **non-transparent financial practices** but may contribute to **wrongful legal actions against unit owners** without due process or open disclosure.

In light of the ongoing **DBPR investigation** into Omega Villas and related parties (Austro Construction, Juda Eskew & Associates, and legal counsel), I respectfully request that this **disputed foreclosure** be evaluated in context with:

- The Board's misuse of "decorum resolutions" to limit lawful access to financial records;
- A pattern of possible **retaliatory legal actions** and **SLAPP-style tactics**;
- Inconsistent financial statements issued to homeowners, including discrepancies of thousands of dollars in this case;
- Attorney fees assessed **without community votes or pre-authorization**, as required by law and clarified by case law (e.g., *Procacci v. Zacco*).

**Requested Action:**

I respectfully ask the Department to **attach this incident to the financial complaint and review of Omega Villas already under review by DBPR's Office of General Counsel**, and that it be investigated for potential violations of:

- **Florida Statute §718.111 (Financial Records Access)**
- **Florida Statute §718.112(2)(c) (Board Voting Requirements)**
- **Florida Administrative Code 61B-21.003(1) (Legal fee restrictions)**

- **Florida's 2024 Anti-SLAPP Statute** as it relates to use of Association legal counsel to retaliate against dissenting owners and whistleblowers.

Please let me know if I can provide additional sworn documentation, Board minutes, or video recordings of these meetings for your review.

Respectfully submitted,

**Shawn Martin, MBA**

Board Member, Omega Villas Condominium Association

**NOTE: Refer to the attached Exhibits analyzing the Board Decorum Rules and the actual Board Decorum signed by the volunteer Officers of the Board as well as a complaint supplement submitted to our respective State Authorities!**

On Tue, Apr 15, 2025 at 6:55 PM A. Muniz <[acm454@live.com](mailto:acm454@live.com)> wrote:

Mr Lopez & Omega Villas Board Members,

This email serves as my formal response to your April 1st message. I have reviewed the attached balance breakdown and find multiple issues that remain unresolved and concerning.

First, despite my prior outreach and willingness to settle this matter amicably, your firm and the HOA have proceeded without legal justification. I want to be clear: I have already filed a verified legal response and counterclaim in Broward County Court. This asserts multiple defences, including improper legal procedures, questionable assessments, and HOA mismanagement. This is no longer a one-sided legal pursuit.

As referenced in my countersuit, the HOA has failed to provide required transparency in both board decisions and accounting practices. Most notably, based on statements made by a current board member, there was no board vote authorizing this foreclosure action against me, in direct violation of Florida Statute §718.112(2)(c), which requires board votes to be recorded in meeting minutes and properly noticed. If no such vote exists, this entire legal action may be invalid.

On the accounting: Your April 1 statement now claims a balance of \$9,437.08, which contradicts the \$3,380.00 balance cited in your own court filing. That's nearly a \$6,000 difference. The inflation appears tied to late fees, interest, and legal fees—none of which have been itemized or substantiated through official records, nor authorized through a transparent vote by the HOA. As a homeowner, I have a right to full accounting documentation under F.S. §718.111(12).

Also worth noting: I made a \$2,000 payment which should have been received by now. The record of that payment does not appear in your April 1 breakdown. I have documentation to support that transaction and will submit it to the court as needed.

As for attorney fees—your firm has billed me over \$2,275 despite no direct engagement, no court hearing, and no vote approving such representation on behalf of the HOA. According to Florida Administrative Code 61B-21.003(1) and caselaw such as Procacci v. Zacco, attorney fees assessed without valid authority or due process are not automatically enforceable against owners.

Finally, let's not ignore the broader issues. The community is now organizing due to years of irregular financial practices, questionable contractor behaviour (Austro Construction), and escalating legal actions without homeowner oversight. I am not the only owner being affected—and I will not be the last to contest this process.

In conclusion, I am not intimidated by legal pressure. I am fully within my rights to challenge the validity of this foreclosure. I have already done so in court. If this board—or your firm—continues to act without due process, I will escalate the matter further with the DBPR, Florida Bar, and relevant media outlets currently reviewing HOA abuses throughout the state.

You may consider this my formal notice of all the above. Let me know if your client intends to actually address these violations or if we'll proceed through the legal system.

Respectfully,

Angel Christian Muniz

1744 NW 73rd Ave

Omega Villas Homeowner, Defendant & Counter-Plaintiff

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**From:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>  
**Sent:** Tuesday, April 1, 2025 9:41:21 am  
**To:** A. Muniz <[acm454@live.com](mailto:acm454@live.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>  
**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; [maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com) <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; [elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com) <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; [maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com) <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; [miriam71@comcast.net](mailto:miriam71@comcast.net) <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; [mcathom71@gmail.com](mailto:mcathom71@gmail.com) <[mcathom71@gmail.com](mailto:mcathom71@gmail.com)>  
**Subject:** RE: Legal Response Filed - Request for Resolution

Good morning,

The current balance on your account is set forth below. Please propose a payment plan on these figures and any payment plan must also include the payment of the monthly maintenance and special assessment. Additionally, you proposed a payment plan of \$400.00/mth back in September, but never made any payment of \$400.00 and also did not make any monthly payments of maintenance or special assessment. I followed up with you in December (email attached) and did not receive any response to my email. Then on February 4, 2025 we received a letter where you requested to pay \$150.00/mth and we advised you that such a payment plan would take 36 months to repay and that the length of the payment plan was not consistent with any previous payment plan approved by the association and thus that payment plan was not approved. You were also advised that any payment plan had to be for 1 year or less. You did not make any alternative proposals. The Association would still be willing to do a payment plan, but again that has to be consistent with payment plans approved by the Association, which have always been a maximum of 1 year and the monthly payments must include a payment for arrears and the monthly maintenance and special assessment.

<i>Credit Balance from May, 2024</i>	<i>(</i> <i>\$ 75.00)</i>
Maintenance from June, 2024 at \$992.00/mth	\$ 992.00
Maintenance from July, 2024 through December, 2024 at \$501.00/mth	\$ 3,006.00
Maintenance from January, 2025 through April, 2025 at \$625.00/mth	\$ 2,500.00
Special Assessment from July, 2024 through March, 2025 at \$295.00/mth	\$ 2,655.00
Maintenance Late Fees at \$25.00 per charge	\$ 250.00
Special Assessment Late Fees at \$25.00 per charge	\$ 225.00
Interest (10%) <sup>[1]</sup>	\$ 281.92
Attorney's Costs	\$ 752.16
Attorney's Fees	\$ 2,275.00
<i>Payments Made</i>	<u><i>(\$3,500.00)</i></u>
<b>Total Owed as of April 1, 2025</b>	<b>\$ 9,437.08</b>

### Carlos F. Lopez, Esq.

Hollander, Goode & Lopez, PLLC

[314 South Federal Highway](#)

[Dania Beach, FL 33004](#)

Office: 954-923-1985

Email: [carlos@hgl-law.com](mailto:carlos@hgl-law.com)

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**From:** A. Muniz <[acm454@live.com](mailto:acm454@live.com)>  
**Sent:** Monday, March 31, 2025 9:16 PM  
**To:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>  
**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; [maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com); [elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com); [maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com); [miriam71@comcast.net](mailto:miriam71@comcast.net); Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; [mcthom71@gmail.com](mailto:mcthom71@gmail.com)  
**Subject:** Legal Response Filed - Request for Resolution

**To:**

Omega Villas HOA Board Members & Legal Counsel at Hollander, Goode & Lopez, PLLC

I am writing to confirm that I have filed my legal response with the Broward County Courthouse regarding the lawsuit initiated by Omega Villas Condominium Association, Inc. A copy of my response is attached for your records.

Additionally, I have sent a \$2,000 payment along with a physical copy of my response via USPS. The tracking number for this package is 9505515623125090525312. Please confirm receipt upon delivery.

It is important to note that legal escalation was pursued without any prior attempt to establish a payment plan, despite my willingness to resolve this matter in a fair and structured manner. Nonetheless, I remain open to discussing a resolution that is beneficial to all parties involved.

Given the broader circumstances surrounding the association, I trust that all actions moving forward will reflect transparency, fairness, and adherence to Florida law. I will reserve further commentary until I receive a response.

Please confirm receipt of this email, and let me know how you wish to proceed. Thank you

**Angel Christian Muniz**

**1744 NW 73rd Ave**

**Plantation, FL 33313**

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[1] Interest accrues at the rate of 10%.



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82K

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**Shawn Martin** <sem2000s@gmail.com>

Wed, Apr 16, 2025 at 4:18 PM

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

Cc: "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "Carlos Lopez, Esq." <carlos@hgl-law.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "maudekbruce2@gmail.com" <maudekbruce2@gmail.com>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcathom71@gmail.com" <mcathom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

I am aware that the case was closed then picked up by a higher level within the government or rather deferred. So, I wouldn't be so hasty to state that this is the end of this case, period! Now that the State has oversight on these laws, do you not think I would pursue other (higher level) avenues to investigate this matter?

Richard <Richard.Otway@myfloridalicense.com>

To me

Good Afternoon,

The Division was given more Jurisdiction in certain sections of F.S. 719. The incident(s) would have to occurred after July 1, 2024.

The Division does not have the Jurisdiction to investigate crimes, such as fraud. We can forward the potentially Fraudulent activities to

the other State Departments that investigate these crimes such as the Attorney General's Office. But if I am not mistaken, you advised that you have sent them these allegations already.

The election complaint is still being investigated, and we will let you know when its forwarded to the Office of General Council.

Sincerely



Richard Otway  
Financial Examiner/Analyst Supervisor  
Bureau of Compliance  
Division of Florida Condominiums, Timeshares, and Mobile  
Homes  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, Florida 32399-1030  
Bureau: 850-487-9948 | Fax 850-488-7149  
View our Events Calendar at: <https://bit.ly/2TNAgB2>  
[f](#) [Twitter](#) [in](#) [YouTube](#)

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**To:**

Florida Department of Business and Professional Regulation  
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Secretary Melanie Griffin – [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)

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- Inconsistent financial statements issued to homeowners, including discrepancies of thousands of dollars in this case;
- Attorney fees assessed **without community votes or pre-authorization**, as required by law and clarified by case law (e.g., *Procacci v. Zacco*).

**Requested Action:**

I respectfully ask the Department to **attach this incident to the financial complaint and review of Omega Villas already under review by DBPR's Office of General Counsel**, and that it be investigated for potential violations of:

- **Florida Statute §718.111 (Financial Records Access)**
- **Florida Statute §718.112(2)(c) (Board Voting Requirements)**
- **Florida Administrative Code 61B-21.003(1) (Legal fee restrictions)**

- **Florida's 2024 Anti-SLAPP Statute** as it relates to use of Association legal counsel to retaliate against dissenting owners and whistleblowers.

Please let me know if I can provide additional sworn documentation, Board minutes, or video recordings of these meetings for your review.

Respectfully submitted,

**Shawn Martin, MBA**

Board Member, Omega Villas Condominium Association

**NOTE: Refer to the attached Exhibits analyzing the Board Decorum Rules and the actual Board Decorum signed by the volunteer Officers of the Board as well as a complaint supplement submitted to our respective State Authorities!**

On Tue, Apr 15, 2025 at 6:55 PM A. Muniz <[acm454@live.com](mailto:acm454@live.com)> wrote:

Mr Lopez & Omega Villas Board Members,

This email serves as my formal response to your April 1st message. I have reviewed the attached balance breakdown and find multiple issues that remain unresolved and concerning.

First, despite my prior outreach and willingness to settle this matter amicably, your firm and the HOA have proceeded without legal justification. I want to be clear: I have already filed a verified legal response and counterclaim in Broward County Court. This asserts multiple defences, including improper legal procedures, questionable assessments, and HOA mismanagement. This is no longer a one-sided legal pursuit.

As referenced in my countersuit, the HOA has failed to provide required transparency in both board decisions and accounting practices. Most notably, based on statements made by a current board member, there was no board vote authorizing this foreclosure action against me, in direct violation of Florida Statute §718.112(2)(c), which requires board votes to be recorded in meeting minutes and properly noticed. If no such vote exists, this entire legal action may be invalid.

On the accounting: Your April 1 statement now claims a balance of \$9,437.08, which contradicts the \$3,380.00 balance cited in your own court filing. That's nearly a \$6,000 difference. The inflation appears tied to late fees, interest, and legal fees—none of which have been itemized or substantiated through official records, nor authorized through a transparent vote by the HOA. As a homeowner, I have a right to full accounting documentation under F.S. §718.111(12).

Also worth noting: I made a \$2,000 payment which should have been received by now. The record of that payment does not appear in your April 1 breakdown. I have documentation to support that transaction and will submit it to the court as needed.

As for attorney fees—your firm has billed me over \$2,275 despite no direct engagement, no court hearing, and no vote approving such representation on behalf of the HOA. According to Florida Administrative Code 61B-21.003(1) and caselaw such as Procacci v. Zacco, attorney fees assessed without valid authority or due process are not automatically enforceable against owners.

Finally, let's not ignore the broader issues. The community is now organizing due to years of irregular financial practices, questionable contractor behaviour (Austro Construction), and escalating legal actions without homeowner oversight. I am not the only owner being affected—and I will not be the last to contest this process.

In conclusion, I am not intimidated by legal pressure. I am fully within my rights to challenge the validity of this foreclosure. I have already done so in court. If this board—or your firm—continues to act without due process, I will escalate the matter further with the DBPR, Florida Bar, and relevant media outlets currently reviewing HOA abuses throughout the state.

You may consider this my formal notice of all the above. Let me know if your client intends to actually address these violations or if we'll proceed through the legal system.

Respectfully,

Angel Christian Muniz

1744 NW 73rd Ave

Omega Villas Homeowner, Defendant & Counter-Plaintiff

---

**From:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>  
**Sent:** Tuesday, April 1, 2025 9:41:21 am  
**To:** A. Muniz <[acm454@live.com](mailto:acm454@live.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>  
**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; maudekbruce2@gmail.com <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; elizabeth.palen@hotmail.com <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; maritzawilhelm@yahoo.com <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; miriam71@comcast.net <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; mcthom71@gmail.com <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>  
**Subject:** RE: Legal Response Filed - Request for Resolution

Good morning,

The current balance on your account is set forth below. Please propose a payment plan on these figures and any payment plan must also include the payment of the monthly maintenance and special assessment. Additionally, you proposed a payment plan of \$400.00/mth back in September, but never made any payment of \$400.00 and also did not make any monthly payments of maintenance or special assessment. I followed up with you in December (email attached) and did not receive any response to my email. Then on February 4, 2025 we received a letter where you requested to pay \$150.00/mth and we advised you that such a payment plan would take 36 months to repay and that the length of the payment plan was not consistent with any previous payment plan approved by the association and thus that payment plan was not approved. You were also advised that any payment plan had to be for 1 year or less. You did not make any alternative proposals. The Association would still be willing to do a payment plan, but again that has to be consistent with payment plans approved by the Association, which have always been a maximum of 1 year and the monthly payments must include a payment for arrears and the monthly maintenance and special assessment.

<i>Credit Balance from May, 2024</i>	<i>(</i> \$ 75.00 <i>)</i>
Maintenance from June, 2024 at \$992.00/mth	\$ 992.00
Maintenance from July, 2024 through December, 2024 at \$501.00/mth	\$ 3,006.00
Maintenance from January, 2025 through April, 2025 at \$625.00/mth	\$ 2,500.00
Special Assessment from July, 2024 through March, 2025 at \$295.00/mth	\$ 2,655.00
Maintenance Late Fees at \$25.00 per charge	\$ 250.00
Special Assessment Late Fees at \$25.00 per charge	\$ 225.00
Interest (10%) <sup>[1]</sup>	\$ 281.92
Attorney's Costs	\$ 752.16
Attorney's Fees	\$ 2,275.00
<i>Payments Made</i>	<i>(</i> \$3,500.00 <i>)</i>
<b>Total Owed as of April 1, 2025</b>	<b>\$ 9,437.08</b>

### Carlos F. Lopez, Esq.

Hollander, Goode & Lopez, PLLC

314 South Federal Highway

Dania Beach, FL 33004

Office: 954-923-1985

Email: [carlos@hgl-law.com](mailto:carlos@hgl-law.com)

This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C Section 2510-2521 and is legally privileged. Unauthorized review, use, disclosure or distribution is strictly prohibited. The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and as such is privileged and confidential. If you are not the intended recipient, please contact the sender by reply e-mail, and destroy all copies of the original message.

**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.

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**From:** A. Muniz <[acm454@live.com](mailto:acm454@live.com)>  
**Sent:** Monday, March 31, 2025 9:16 PM  
**To:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>  
**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; maudekbruce2@gmail.com; elizabeth.palen@hotmail.com; maritzawilhelm@yahoo.com; [miriam71@comcast.net](mailto:miriam71@comcast.net); Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; [mcthom71@gmail.com](mailto:mcthom71@gmail.com)  
**Subject:** Legal Response Filed - Request for Resolution

**To:**

Omega Villas HOA Board Members & Legal Counsel at Hollander, Goode & Lopez, PLLC

I am writing to confirm that I have filed my legal response with the Broward County Courthouse regarding the lawsuit initiated by Omega Villas Condominium Association, Inc. A copy of my response is attached for your records.

Additionally, I have sent a \$2,000 payment along with a physical copy of my response via USPS. The tracking number for this package is 9505515623125090525312. Please confirm receipt upon delivery.

It is important to note that legal escalation was pursued without any prior attempt to establish a payment plan, despite my willingness to resolve this matter in a fair and structured manner. Nonetheless, I remain open to discussing a resolution that is beneficial to all parties involved.

Given the broader circumstances surrounding the association, I trust that all actions moving forward will reflect transparency, fairness, and adherence to Florida law. I will reserve further commentary until I receive a response.

Please confirm receipt of this email, and let me know how you wish to proceed. Thank you

**Angel Christian Muniz**

**1744 NW 73rd Ave**

**Plantation, FL 33313**

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[1] Interest accrues at the rate of 10%.

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**MAILER-DAEMON@yahoo.com** <MAILER-DAEMON@yahoo.com>  
To: sem2000s@gmail.com

Wed, Apr 16, 2025 at 4:19 PM

I'm afraid I wasn't able to deliver the following message.  
This is a permanent error; I've given up. Sorry it didn't work out.

Subject: Re: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286  
To: [kaelanibown@yahoo.com](mailto:kaelanibown@yahoo.com)

--- Below this line is a copy of the message.

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

From: Shawn Martin <sem2000s@gmail.com>  
To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>  
Cc: "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "Carlos Lopez, Esq." <carlos@hgl-law.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "maudekbruce2@gmail.com" <maudekbruce2@gmail.com>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcthom71@gmail.com" <mcthom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polksky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell

5/9/25, 11:13 PM

Gmail - RE: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

<Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

Bcc:

Date: Wed, 16 Apr 2025 16:18:58 -0400

Subject: Re: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

I am aware that the case was closed then picked up by a higher level within the government or rather deferred. So, I wouldn't be so hasty to state that this is the end of this case, period! Now that the State has oversight on these laws, do you not think I would pursue other (higher level) avenues to investigate this matter?



On Wed, Apr 16, 2025 at 3:59 PM Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)> wrote:

Good Afternoon

We contacted the DBPR to find out about this case as we never received anything from the DBPR on this matter.

In response to our request, they sent the enclosed status of the case number you set forth below.

If you open the enclosed it states that the **case you referenced was closed in February 2025**.

Thank you.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

<314 S. Federal Highway>

[remainder of message body omitted; too large]

---

**MTC - Margaret Carpenter** <[Mcarpenter@sao17.state.fl.us](mailto:Mcarpenter@sao17.state.fl.us)>

Wed, Apr 16, 2025 at 4:29 PM

To: Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>, "Rhonda Hollander, Esq." <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>

Cc: "DBPR.GeneralCounsel@myfloridalicense.com" <[DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)>, "Melanie.Griffin@myfloridalicense.com"

<[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>, "Carlos Lopez, Esq." <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>, Blaire Lapides

<[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, "maudekbruce2@gmail.com" <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, "elizabeth.palen@hotmail.com" <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>,

"maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcthom71@gmail.com" <mcthom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

In the future, please keep me out of these emails. The State Attorney's Office does not do investigations as that is the role of a law enforcement agency. Until we receive something from a law enforcement agency, we do not have any involvement in these matters.

Thank you for your anticipated cooperation.

Sincerely,

Margaret Carpenter

Assistant State Attorney in Charge

Misdemeanor Trial Unit

(954)831-8446

**From:** Shawn Martin <sem2000s@gmail.com>  
**Sent:** Wednesday, April 16, 2025 4:19 PM  
**To:** Rhonda Hollander, Esq. <rhonda@hgl-law.com>  
**Cc:** DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; Carlos Lopez, Esq. <carlos@hgl-law.com>; Patty Sabates <psabates48@gmail.com>; Blaire Lapidés <bjlapides@bellsouth.net>; maudekbruce2@gmail.com; elizabeth.palen@hotmail.com; maritzawilhelm@yahoo.com; miriam71@comcast.net; mcthom71@gmail.com; Kaelanibown@yahoo.com; kcchen.80@gmail.com; A. Muniz <acm454@live.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; MTC - Margaret Carpenter <Mcarpenter@sao17.state.fl.us>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polsky <POLSKY.TINA@flsenate.gov>; SHARIEF.BARBARA.WEB@flsenate.gov; Marie Woodson <Marie.Woodson@flhouse.gov>; Christine Hunschofsky <C.Hunschofsky@flhouse.gov>; Lisa Dunkley <Lisa.Dunkley@flhouse.gov>; Daryl Campbell <Daryl.Campbell@flhouse.gov>; pizzo.jason@flsenate.gov  
**Subject:** Re: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

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Richard <Richard.Otway@myfloridalicense.com>

To: me

Good Afternoon,

The Division was given more Jurisdiction in certain sections of F.S. 719. The Incident(s) would have to occurred after July 1, 2024.

The Division does not have the Jurisdiction to investigate crimes, such as fraud. We can forward the potentially Fraudulent activities to

the other State Departments that investigate these crimes such as the Attorney General's Office. But if I am not mistaken, you advised that you have sent them these allegations already.

The election complaint is still being investigated, and we will let you know when its forwarded to the Office of General Council.

Sincerely



Richard Otway  
Financial Examiner/Analyst Supervisor  
Bureau of Compliance  
Division of Florida Condominiums, Timeshares, and Mobile  
Homes  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, Florida 32399-1030  
Bureau: 850-487-9948 | Fax 850-488-7149  
View our Events Calendar at: <https://bit.ly/2TNAgB2>



On Wed, Apr 16, 2025 at 3:59 PM Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)> wrote:

Good Afternoon

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If you open the enclosed it states that the **case you referenced was closed in February 2025**.

Thank you.

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:

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---

**From:** Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>  
**Sent:** Wednesday, April 16, 2025 9:02 AM  
**To:** [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com); [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)  
**Cc:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>; Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; [maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com); [elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com); [maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com); [miriam71@comcast.net](mailto:miriam71@comcast.net); [mcathom71@gmail.com](mailto:mcathom71@gmail.com); [Kaelanibown@yahoo.com](mailto:Kaelanibown@yahoo.com); [kccchen.80@gmail.com](mailto:kccchen.80@gmail.com); A. Muniz <[acm454@live.com](mailto:acm454@live.com)>; Richard Otway <[Richard.Otway@myfloridalicense.com](mailto:Richard.Otway@myfloridalicense.com)>; MTC Margaret Carpenter <[mcarpenter@sao17.state.fl.us](mailto:mcarpenter@sao17.state.fl.us)>; Connie Fossi <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>; [askcityhall@plantation.org](mailto:askcityhall@plantation.org); [ashley.moody@gmail.com](mailto:ashley.moody@gmail.com); Tina Polsky <[POLSKY.TINA@flsenate.gov](mailto:POLSKY.TINA@flsenate.gov)>; SHARIEF.BARBARA.WEB@flsenate.gov; Marie Woodson <[Marie.Woodson@flhouse.gov](mailto:Marie.Woodson@flhouse.gov)>; Christine Hunschofsky <[C.Hunschofsky@flhouse.gov](mailto:C.Hunschofsky@flhouse.gov)>; Lisa Dunkley <[Lisa.Dunkley@flhouse.gov](mailto:Lisa.Dunkley@flhouse.gov)>; Daryl Campbell <[Daryl.Campbell@flhouse.gov](mailto:Daryl.Campbell@flhouse.gov)>; [pizzo.jason@flsenate.gov](mailto:pizzo.jason@flsenate.gov)  
**Subject:** Re: Disputed Foreclosure – Lack of Board Vote & Unsubstantiated Fees

**Subject: Supplemental Financial Complaint & Board Governance Obstruction (Omega Villas Condominium Association)****To:**

Florida Department of Business and Professional Regulation  
Attn: Office of General Counsel – [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)  
Secretary Melanie Griffin – [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)

**Dear Secretary Griffin and Office of General Counsel,**

I am writing to supplement the **financial complaint and governance concerns** previously submitted regarding the Omega Villas Condominium Association. I would like to bring to your attention a **disputed foreclosure** initiated by the Association and its legal counsel — **Hollander, Goode & Lopez, PLLC** — which may have been executed without a proper vote of the Board as required under Florida Statute §718.112(2)(c).

In reviewing email correspondence from the homeowner Angel Christian Muniz (attached previously in our complaint), it has become evident that:

1. The foreclosure lawsuit and attorney fee charges were initiated **without documentation of a Board vote**, and
2. No such vote appears in any of the official meeting minutes reviewed for the past 12 months.
3. As a sitting **Board Member**, I do **not recall any such vote being held**, discussed, or noticed. If this action occurred without recorded authorization, it may constitute a **material violation of Florida law and fiduciary obligations**. **This same situation could be applicable/present to any/all foreclosures processed in the video footage for August 2023 to Present (or prior to August 2023 as well)!!! Very concerning behavior being submitted for investigation!!!**

Moreover, this incident must be examined in light of the **Corporate Resolutions** recently adopted by the Board (Exhibit: Board Decorum Policies). These resolutions create **excessive limitations on records requests and certified inquiries** that go far beyond the allowances of **Florida Statute §718.111(12)**, including:

- Arbitrarily limiting owners to only two records requests per 30 days.
- Requiring all requests to be **mailed certified only**, with **no acceptance of email**.
- Denying explanations or clarifications of records unless a separate certified inquiry is submitted.
- Placing **gatekeeping obstacles** to shield questionable vendor contracts, billing, and Board activity from community oversight.

This obstructive behavior not only fosters **non-transparent financial practices** but may contribute to **wrongful legal actions against unit owners** without due process or open disclosure.

In light of the ongoing **DBPR investigation** into Omega Villas and related parties (Austro Construction, Juda Eskew & Associates, and legal counsel), I respectfully request that this **disputed foreclosure** be evaluated in context with:

- The Board's misuse of "decorum resolutions" to limit lawful access to financial records;
- A pattern of possible **retaliatory legal actions** and **SLAPP-style tactics**;
- Inconsistent financial statements issued to homeowners, including discrepancies of thousands of dollars in this case;
- Attorney fees assessed **without community votes or pre-authorization**, as required by law and clarified by case law (e.g., *Procacci v. Zacco*).

**Requested Action:**

I respectfully ask the Department to **attach this incident to the financial complaint and review of Omega Villas already under review by DBPR's Office of General Counsel**, and that it be investigated for potential violations of:

- **Florida Statute §718.111 (Financial Records Access)**

- **Florida Statute §718.112(2)(c) (Board Voting Requirements)**
- **Florida Administrative Code 61B-21.003(1) (Legal fee restrictions)**
- **Florida's 2024 Anti-SLAPP Statute** as it relates to use of Association legal counsel to retaliate against dissenting owners and whistleblowers.

Please let me know if I can provide additional sworn documentation, Board minutes, or video recordings of these meetings for your review.

Respectfully submitted,

**Shawn Martin, MBA**  
Board Member, Omega Villas Condominium Association

**NOTE: Refer to the attached Exhibits analyzing the Board Decorum Rules and the actual Board Decorum signed by the volunteer Officers of the Board as well as a complaint supplement submitted to our respective State Authorities!**

On Tue, Apr 15, 2025 at 6:55 PM A. Muniz <[acm454@live.com](mailto:acm454@live.com)> wrote:

Mr Lopez & Omega Villas Board Members,

This email serves as my formal response to your April 1st message. I have reviewed the attached balance breakdown and find multiple issues that remain unresolved and concerning.

First, despite my prior outreach and willingness to settle this matter amicably, your firm and the HOA have proceeded without legal justification. I want to be clear: I have already filed a verified legal response and counterclaim in Broward County Court. This asserts multiple defences, including improper legal procedures, questionable assessments, and HOA mismanagement. This is no longer a one-sided legal pursuit.

As referenced in my countersuit, the HOA has failed to provide required transparency in both board decisions and accounting practices. Most notably, based on statements made by a current board member, there was no board vote authorizing this foreclosure action against me, in direct violation of Florida Statute §718.112(2)(c), which requires board votes to be recorded in meeting minutes and properly noticed. If no such vote exists, this entire legal action may be invalid.

On the accounting: Your April 1 statement now claims a balance of \$9,437.08, which contradicts the \$3,380.00 balance cited in your own court filing. That's nearly a \$6,000 difference. The inflation appears tied to late fees, interest, and legal fees—none of which have been itemized or substantiated through official records, nor authorized through a transparent vote by the HOA. As a homeowner, I have a right to full accounting documentation under F.S. §718.111(12).

Also worth noting: I made a \$2,000 payment which should have been received by now. The record of that payment does not appear in your April 1 breakdown. I have documentation to support that transaction and will submit it to the court as needed.

As for attorney fees—your firm has billed me over \$2,275 despite no direct engagement, no court hearing, and no vote approving such representation on behalf of the HOA. According to Florida Administrative Code 61B-21.003(1) and caselaw such as Procacci v. Zacco, attorney fees assessed without valid authority or due process are not automatically enforceable against owners.

Finally, let's not ignore the broader issues. The community is now organizing due to years of irregular financial practices, questionable contractor behaviour (Austro Construction), and escalating legal actions without homeowner oversight. I am not the only owner being affected—and I will not be the last to contest this process.

In conclusion, I am not intimidated by legal pressure. I am fully within my rights to challenge the validity of this foreclosure. I have already done so in court. If this board—or your firm—continues to act without due process, I will escalate the matter further with the DBPR, Florida Bar, and relevant media outlets currently reviewing HOA abuses throughout the state.

You may consider this my formal notice of all the above. Let me know if your client intends to actually address these violations or if we'll proceed through the legal system.

Respectfully,

Angel Christian Muniz

1744 NW 73rd Ave

Omega Villas Homeowner, Defendant & Counter-Plaintiff

---

**From:** Carlos Lopez, Esq. <[carlos@hgl-law.com](mailto:carlos@hgl-law.com)>

**Sent:** Tuesday, April 1, 2025 9:41:21 am

**To:** A. Muniz <[acm454@live.com](mailto:acm454@live.com)>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)>

**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapidés <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; [maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com) <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; [elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com) <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; [maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com) <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; [miriam71@comcast.net](mailto:miriam71@comcast.net) <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; [mcthom71@gmail.com](mailto:mcthom71@gmail.com) <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>

**Subject:** RE: Legal Response Filed - Request for Resolution

Good morning,

The current balance on your account is set forth below. Please propose a payment plan on these figures and any payment plan must also include the payment of the monthly maintenance and special assessment. Additionally, you proposed a payment plan of \$400.00/mth back in September, but never made any payment of \$400.00 and also did not make any monthly payments of maintenance or special assessment. I followed up with you in December (email attached) and did not receive any response to my email. Then on February 4, 2025 we received a letter where you requested to pay \$150.00/mth and we advised you that such a payment plan would take 36 months to repay and that the length of the payment plan was not consistent with any previous payment plan approved by the association and thus that payment plan was not approved. You were also advised that any payment plan had to be for 1 year or less. You did not make any alternative proposals. The Association would still be willing to do a payment plan, but again that has to be consistent with payment plans approved by the Association, which have always been a maximum of 1 year and the monthly payments must include a payment for arrears and the monthly maintenance and special assessment.

<i>Credit Balance from May, 2024</i>	(\$ 75.00)
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Maintenance from January, 2025 through April, 2025 at \$625.00/mth	\$ 2,500.00
Special Assessment from July, 2024 through March, 2025 at \$295.00/mth	\$ 2,655.00
Maintenance Late Fees at \$25.00 per charge	\$ 250.00
Special Assessment Late Fees at \$25.00 per charge	\$ 225.00
Interest (10%) <sup>[1]</sup>	\$ 281.92
Attorney's Costs	\$ 752.16
Attorney's Fees	\$ 2,275.00
<i>Payments Made</i>	<u>(\$3,500.00)</u>
<b>Total Owed as of April 1, 2025</b>	<b>\$ 9,437.08</b>

**Carlos F. Lopez, Esq.**

Hollander, Goode & Lopez, PLLC

314 South Federal Highway

Dania Beach, FL 33004

Office: 954-923-1985

Email: carlos@hgl-law.com

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---

**From:** A. Muniz <acm454@live.com>

**Sent:** Monday, March 31, 2025 9:16 PM

**To:** Carlos Lopez, Esq. <carlos@hgl-law.com>; Contact <[contact@hgl-law.com](mailto:contact@hgl-law.com)>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapidés <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; [maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com); [elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com); [maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com); [miriam71@comcast.net](mailto:miriam71@comcast.net); Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; [mcthom71@gmail.com](mailto:mcthom71@gmail.com)

**Subject:** Legal Response Filed - Request for Resolution

**To:**

Omega Villas HOA Board Members & Legal Counsel at Hollander, Goode & Lopez, PLLC

I am writing to confirm that I have filed my legal response with the Broward County Courthouse regarding the lawsuit initiated by Omega Villas Condominium Association, Inc. A copy of my response is attached for your records.

Additionally, I have sent a \$2,000 payment along with a physical copy of my response via USPS. The tracking number for this package is 9505515623125090525312. Please confirm receipt upon delivery.

It is important to note that legal escalation was pursued without any prior attempt to establish a payment plan, despite my willingness to resolve this matter in a fair and structured manner. Nonetheless, I remain open to discussing a resolution that is beneficial to all parties involved.

Given the broader circumstances surrounding the association, I trust that all actions moving forward will reflect transparency, fairness, and adherence to Florida law. I will reserve further commentary until I receive a response.

Please confirm receipt of this email, and let me know how you wish to proceed. Thank you

**Angel Christian Muniz**

**1744 NW 73rd Ave**

**Plantation, FL 33313**

---

[1] Interest accrues at the rate of 10%.

**Shawn Martin** <sem2000s@gmail.com>

Wed, Apr 16, 2025 at 4:29 PM

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

Cc: "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "Carlos Lopez, Esq." <carlos@hgl-law.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "maudekbruce2@gmail.com" <maudekbruce2@gmail.com>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcthom71@gmail.com" <mcthom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

Further, if you notice the parties attached to this email, the reason for this is because this matter was formally requested to be reviewed as a RICO type case. So, I suggest that everyone prepare themselves accordingly.

On Wed, Apr 16, 2025 at 4:18 PM Shawn Martin <sem2000s@gmail.com> wrote:

I am aware that the case was closed then picked up by a higher level within the government or rather deferred. So, I wouldn't be so hasty to state that this is the end of this case, period! Now that the State has oversight on these laws, do you not think I would pursue other (higher level) avenues to investigate this matter?

Richard <Richard.Otway@myfloridalicense.com>  
To me

Good Afternoon,

The Division was given more Jurisdiction in certain sections of F.S. 719. The incident(s) would have to occurred after July 1, 2024.

The Division does not have the Jurisdiction to investigate crimes, such as fraud. We can forward the potentially Fraudulent activities to

the other State Departments that investigate these crimes such as the Attorney General's Office. But if I am not mistaken, you advised that you have sent them these allegations already.

The election complaint is still being Investigated, and we will let you know when its forwarded to the Office of General Council.

Sincerely



Richard Otway  
Financial Examiner/Analyst Supervisor  
Bureau of Compliance  
Division of Florida Condominiums, Timeshares, and Mobile  
Homes  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, Florida 32399-1030  
Bureau: 850-487-9948 | Fax 850-488-7149  
View our Events Calendar at: <https://bit.ly/2TNAgB2>



Feb 7

On Wed, Apr 16, 2025 at 3:59 PM Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)> wrote:

Good Afternoon

We contacted the DBPR to find out about this case as we never received anything from the DBPR on this matter.

In response to our request, they sent the enclosed status of the case number you set forth below.

If you open the enclosed it states that the **case you referenced was closed in February 2025**.

Thank you.

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.

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

**Sent:** Wednesday, April 16, 2025 9:02 AM

**To:** DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com

**Cc:** Carlos Lopez, Esq. <carlos@hgl-law.com>; Contact <contact@hgl-law.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; maudekbruce2@gmail.com; elizabeth.palen@hotmail.com; maritzawilhelm@yahoo.com; miriam71@comcast.net; mcthom71@gmail.com; Kaelanibown@yahoo.com; kcchen.80@gmail.com; A. Muniz <acm454@live.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org; ashley.moody@gmail.com; Tina Polsky <POLSKY.TINA@flsenate.gov>; SHARIEF.BARBARA.WEB@flsenate.gov; Marie Woodson <Marie.Woodson@flhouse.gov>; Christine Hunschofsky <C.Hunschofsky@flhouse.gov>; Lisa Dunkley <Lisa.Dunkley@flhouse.gov>; Daryl Campbell <Daryl.Campbell@flhouse.gov>; pizzo.jason@flsenate.gov

**Subject:** Re: Disputed Foreclosure – Lack of Board Vote & Unsubstantiated Fees

**Subject: Supplemental Financial Complaint & Board Governance Obstruction (Omega Villas Condominium Association)****To:**

Florida Department of Business and Professional Regulation  
Attn: Office of General Counsel – [DBPR.GeneralCounsel@myfloridalicense.com](mailto:DBPR.GeneralCounsel@myfloridalicense.com)  
Secretary Melanie Griffin – [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)

**Dear Secretary Griffin and Office of General Counsel,**

I am writing to supplement the **financial complaint and governance concerns** previously submitted regarding the Omega Villas Condominium Association. I would like to bring to your attention a **disputed foreclosure** initiated by the Association and its legal counsel — **Hollander, Goode & Lopez, PLLC** — which may have been executed without a proper vote of the Board as required under Florida Statute **§718.112(2)(c)**.

In reviewing email correspondence from the homeowner Angel Christian Muniz (attached previously in our complaint), it has become evident that:

1. The foreclosure lawsuit and attorney fee charges were initiated **without documentation of a Board vote**, and
2. No such vote appears in any of the official meeting minutes reviewed for the past 12 months.
3. As a sitting **Board Member**, I do **not recall any such vote being held**, discussed, or noticed. If this action occurred without recorded authorization, it may constitute a **material violation of Florida law and fiduciary obligations**. This same situation could be applicable/present to any/all foreclosures processed in the video footage for August 2023 to Present (or prior to August 2023 as well)!!! Very concerning behavior being submitted for investigation!!!

Moreover, this incident must be examined in light of the **Corporate Resolutions** recently adopted by the Board (Exhibit: Board Decorum Policies). These resolutions create **excessive limitations on records requests and certified inquiries** that go far beyond the allowances of **Florida Statute §718.111(12)**, including:

- Arbitrarily limiting owners to only two records requests per 30 days.
- Requiring all requests to be **mailed certified only**, with **no acceptance of email**.
- Denying explanations or clarifications of records unless a separate certified inquiry is submitted.
- Placing **gatekeeping obstacles** to shield questionable vendor contracts, billing, and Board activity from community oversight.

This obstructive behavior not only fosters **non-transparent financial practices** but may contribute to **wrongful legal actions against unit owners** without due process or open disclosure.

In light of the ongoing **DBPR investigation** into Omega Villas and related parties (Austro Construction, Juda Eskew & Associates, and legal counsel), I respectfully request that this **disputed foreclosure** be evaluated in context with:

- The Board's misuse of "decorum resolutions" to limit lawful access to financial records;
- A pattern of possible **retaliatory legal actions** and **SLAPP-style tactics**;
- Inconsistent financial statements issued to homeowners, including discrepancies of thousands of dollars in this case;
- Attorney fees assessed **without community votes or pre-authorization**, as required by law and clarified by case law (e.g., *Procacci v. Zacco*).

**Requested Action:**

I respectfully ask the Department to **attach this incident to the financial complaint and review of Omega Villas already under review by DBPR's Office of General Counsel**, and that it be investigated for potential violations of:

- **Florida Statute §718.111 (Financial Records Access)**
- **Florida Statute §718.112(2)(c) (Board Voting Requirements)**
- **Florida Administrative Code 61B-21.003(1) (Legal fee restrictions)**
- **Florida's 2024 Anti-SLAPP Statute** as it relates to use of Association legal counsel to retaliate against dissenting owners and whistleblowers.

Please let me know if I can provide additional sworn documentation, Board minutes, or video recordings of these meetings for your review.

Respectfully submitted,

**Shawn Martin, MBA**

Board Member, Omega Villas Condominium Association

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1744 NW 73rd Ave

Omega Villas Homeowner, Defendant & Counter-Plaintiff

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**Sent:** Tuesday, April 1, 2025 9:41:21 am  
**To:** A. Muniz <acm454@live.com>; Contact <contact@hgl-law.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>  
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<i>Payments Made</i>	<i>(</i> \$3,500.00 <i>)</i>
<b>Total Owed as of April 1, 2025</b>	<b>\$ 9,437.08</b>

**Carlos F. Lopez, Esq.**

Hollander, Goode & Lopez, PLLC

314 South Federal Highway

Dania Beach, FL 33004

Office: 954-923-1985

Email: [carlos@hgl-law.com](mailto:carlos@hgl-law.com)

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**Cc:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Blaire Lapidés <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; maudekbruce2@gmail.com; elizabeth.palen@hotmail.com; maritzawilhelm@yahoo.com; miriam71@comcast.net; Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; mcthom71@gmail.com  
**Subject:** Legal Response Filed - Request for Resolution

**To:**

Omega Villas HOA Board Members & Legal Counsel at Hollander, Goode & Lopez, PLLC

I am writing to confirm that I have filed my legal response with the Broward County Courthouse regarding the lawsuit initiated by Omega Villas Condominium Association, Inc. A copy of my response is attached for your records.

Additionally, I have sent a \$2,000 payment along with a physical copy of my response via USPS. The tracking number for this package is 9505515623125090525312. Please confirm receipt upon delivery.

It is important to note that legal escalation was pursued without any prior attempt to establish a payment plan, despite my willingness to resolve this matter in a fair and structured manner. Nonetheless, I remain open to discussing a resolution that is beneficial to all parties involved.

Given the broader circumstances surrounding the association, I trust that all actions moving forward will reflect transparency, fairness, and adherence to Florida law. I will reserve further commentary until I receive a response.

Please confirm receipt of this email, and let me know how you wish to proceed. Thank you

**Angel Christian Muniz**

**1744 NW 73rd Ave**

**Plantation, FL 33313**

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[1] Interest accrues at the rate of 10%.

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**MAILER-DAEMON@yahoo.com** <MAILER-DAEMON@yahoo.com>  
To: sem2000s@gmail.com

Wed, Apr 16, 2025 at 4:29 PM

I'm afraid I wasn't able to deliver the following message.  
This is a permanent error; I've given up. Sorry it didn't work out.

Subject: Re: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286  
To: [kaelanibown@yahoo.com](mailto:kaelanibown@yahoo.com)

--- Below this line is a copy of the message.

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

From: Shawn Martin <sem2000s@gmail.com>  
To: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>  
Cc: "DBPR.GeneralCounsel@myfloridalicense.com" <DBPR.GeneralCounsel@myfloridalicense.com>, "Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, "Carlos Lopez, Esq." <carlos@hgl-law.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "maudekbruce2@gmail.com" <maudekbruce2@gmail.com>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "miriam71@comcast.net" <miriam71@comcast.net>, "mcthom71@gmail.com"

5/9/25, 11:13 PM

Gmail - RE: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

<mcthom71@gmail.com>, "Kaelanibown@yahoo.com" <Kaelanibown@yahoo.com>, "kcchen.80@gmail.com" <kcchen.80@gmail.com>, "A. Muniz" <acm454@live.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>

Bcc:

Date: Wed, 16 Apr 2025 16:29:41 -0400

Subject: Re: CASE CLOSED 2/2025 Omega Villas DBPR Complaint #2024038286

Further, if you notice the parties attached to this email, the reason for this is because this matter was formally requested to be reviewed as a RICO type case. So, I suggest that everyone prepare themselves accordingly.

On Wed, Apr 16, 2025 at 4:18 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

I am aware that the case was closed then picked up by a higher level within the government or rather deferred. So, I wouldn't be so hasty to state that this is the end of this case, period! Now that the State has oversight on these laws, do you not think I would pursue other (higher level) avenues to investigate this matter?



On Wed, Apr 16, 2025 at 3:59 PM Rhonda Hollander, Esq. <[rhonda@hgl-law.com](mailto:rhonda@hgl-law.com)> wrote:

Good Afternoon

We contacted the DBPR to find out about this case as we never received anything from the DBPR on this m [remainder of message body omitted; too large]