

MARCH 25, 2025 – BOARD MEETING MINUTES ANALYSIS

Major Issues Identified:

1. Selective Recording of Meeting Events


The minutes document **votes and motions** clearly but **omit major conflict incidents** referenced in the Kaelani/Elizabeth email exchange.

No mention is made of:

The WhatsApp group argument.

Elizabeth Palen's **verbal attack on Kaelani Brown**.

Meeting disruption, personal insults, or any public comments that led to the meeting's adjournment.

 **Impact:** This represents a clear **violation of FS 718.111(12)** and 718.112(2)(c), which require accurate and complete meeting minutes as part of the Association's official records.

2. WhatsApp Group Conflict – Sanitized

The minutes reduce the WhatsApp controversy to a single vague sentence:

"A recent letter concerning the content of a WhatsApp group sparked a heated exchange during the meeting... led to immediate adjournment."

No reference to **who was accused, who was targeted**, or that the Board Vice President used this moment to publicly malign a unit owner (you).

 **Impact:** The Board is **editorializing to minimize liability and avoid documenting potential defamation, retaliatory speech, and targeted character attacks**.

3. Motion to Send Owner Window Complaint to Legal

The Board received a **certified complaint regarding construction contract violations** (window reinstallation).

Instead of addressing the content, they voted (6–3) to “send to legal” — without resolving the core issue.

■ **Impact:** Demonstrates **habitual deferral to legal counsel**, potentially to **stonewall owner inquiries** and delay accountability.

4. No Mention of Palen’s Conflict as Drafting Secretary

Elizabeth Palen **drafted these minutes**, despite being a central figure in the meeting’s confrontation.

This is a **conflict of interest**, especially since she:

Was the subject of a nomination challenge.

Was involved in a public dispute with Kaelani Brown.

Made unprofessional, retaliatory statements.

■ **Impact:** Serious ethical lapse. DBPR and watchdog groups should be alerted that **the party accused of misconduct is the one writing the record**.

🔍 APRIL 15, 2025 – BOARD MEETING MINUTES ANALYSIS

🟡 Key Points:

1. March 25 Minutes Still Unapproved


“Prior minutes pending approval due [to] open forum...”

Confirms the Board has not corrected or approved the flawed March 25 minutes, potentially to **avoid creating a discoverable, truthful record**.

■ **Impact:** Suggests ongoing effort to suppress accurate documentation.

2. Motion to Finalize Rules & Regs Sent to Legal

Motion passed to finalize updated Rules & Regulations and send to the attorney — opposed only by **you (Shawn Martin)**.

 **Impact:** Reinforces that the Board is formalizing **controversial and potentially unlawful rule changes** (like the roommate approval clause) without full community input.

3. Ongoing Use of Legal Resources for Governance Control

Legal counsel and accountants are used repeatedly for Board-aligned issues (construction audit blocked, but legal review of window issues and Rules & Regs proceed).

 **Impact:** Pattern of **selective legal use to suppress owner concerns** and fast-track enforcement tools.

Summary of Legal and Ethical Issues for Complaint Use:

Issue	Statute	Risk/Violation
Omission of hostile conduct & retaliatory remarks	FS 718.111(12)	Failure to maintain accurate minutes
Sanitization of WhatsApp conflict & smear campaign	FS 718.303(3)	Abuse of authority & retaliation
Conflict of interest – Palen drafted minutes involving herself	FS 617.0830 (fiduciary duty)	Breach of neutrality in official records
Weaponization of Rules & Regs	FS 718.112(2)(c), Fair Housing	Used to suppress, intimidate, selectively enforce

Issue	Statute	Risk/Violation
Refusal to correct or approve disputed minutes	FS 718.112(2)(b)(2)	Delay tactic to av