

**ATTENTION ALL OMEGA VILLAS UNIT OWNERS**

**WE NEED YOUR IMMEDIATE ASSISTANCE AND SUPPORT FOR A DIFFICULT SITUATION WE ARE NOW FACED WITH!**

**(WHAT) WE NEED TO IMMEDIATELY REMOVE SOME OMEGA VILLAS BOARD MEMBERS & IMMEDIATELY CHANGE ALL MANAGEMENT PRACTICES!**

**THE BOARD MEMBERS WE HAVE LISTED IN THIS DOCUMENT HAVE FAILED TO PROPERLY SERVE OUR COMMUNITY!**

**JOIN OUR GROUP TO BECOME EDUCATED ON THESE MATTERS AND CHANGE OMEGA'S CURRENT SITUATION THAT MAY RESULT IN SOME UNIT OWNERS LOSING THEIR PROPERTIES!**

**ASK US QUESTIONS TO BECOME INFORMED. LET'S HAVE A CONVERSATION TO DISCUSS THESE MATTERS.**

**WE HAVE A WHATSAPP GROUP THAT HAS BEEN UNITED TO DELIVER THE COMMUNITY AWARENESS LETTERS TO ALL THE UNIT OWNERS. IF YOU AS A UNIT OWNER DID NOT GET A COPY, REACH OUT TO ANY OF US TO PROVIDE IT TO YOU VIA EMAIL OR YOU CAN JOIN OUR GROUP TO GAIN ACCESS TO OUR RECORDS AND FINDINGS.**

**WE CAN DO BETTER UNITED TOGETHER AS A COMMUNITY!**

**PLEASE KEEP THE FOLLOWING INFORMATION CONFIDENTIAL AND PLEASE DO NOT SHARE IT OUTSIDE OUR COMMUNITY!**

**SINCERELY,**

**OMEGA VILLAS UNIT OWNERS FOR CHANGE GROUP  
#StopTheOegaVillasHOAWaste #OmegaVillasHOACommunityForChange**

***A WHATSAPP OMEGA VILLAS HOA COMMUNITY GROUP***

## > **INTRODUCTION:**

Members from our group have used the last two meetings held at the clubhouse to ask questions and inform the community to promote awareness of the potential legal situations we are potentially in because of the potential mismanagement of HOA common elements & monetary resources. These planned activities have also placed the Board on record of being notified of these allegations.

If these Board Members voluntarily step down, we won't be forced to move forward with potential legal remedies (such as a class action lawsuit which may name the Omega Board Members as a party to the suit) or file Florida HOA Recall Petition to have them removed as well as potentially cost this association additional money if the Board chooses to hire a law firm to fight the Recall Petition similar to actions taken in 2009. These Board Members will also remain a respected part of this community.

Specific details on these Findings are listed in items # 1 to 5 in the (11 pages) this Community Announcement package. The Record Sources are also provided in this document. We have to work together as a community to get out of the potential legal and financial situations we were placed in. And, the community can never allow an HOA Board or Management in general to place us in these situations again.

Total Special Assessments & Loans Potentially Mismanaged or Monetary Waste on Potentially Faulty Repairs = **\$1,103,244** (includes all special assessments, EXCEPT this total EXCLUDES the 2012 Assessment for approximately **\$800,000** collected to date, plus the 2001 roof loan. So, approximately **\$1,903,244** in HOA funds have been collected since 2001.

- This amount collected for the special assessment DOES NOT INCLUDE what the electrical repairs, pool repairs or other use of those funds has paid. (Refer to item # 2. below)
- This total DOES NOT INCLUDE repairs from unlicensed or under-licensed contractors or other funds taken out of the budget for pool/spa, sprinklers, or other common element repairs
- Finally, this amount DOES NOT include attorney and accounting fees used to defend or support the Board's actions.

In our opinion, our findings and records from 2001 to 2023 reflect a 22-year history of potential mismanagement of Omega HOA funds and community resources resulting in a potential breach of contract for possible failure to maintain the HOA common elements. Patty and Blaire have been on the Board or in key Omega Villas officer positions since at least 2005-2006. Please review our findings section for the details/records that support these statements/accusations.

**WE HAVE VIABLE PLAN(S) IN PLACE TO GET US OUT OF THESE TOUGH FINANCIAL SITUATIONS AND ALSO MANAGE OMEGA'S HOA RESOURCES TOGETHER AS A COMMUNITY. SOME OF THESE STRATEGIES ARE LISTED UNDER THE RECOMMENDED SOLUTIONS CHECKLIST IN THE COMMUNITY ANNOUNCEMENT DOCUMENT.**

**THERE HAS TO BE MORE TRANSPARENCY ON THE HOA BOARD AND THE BOARD MEMBERS HAVE TO BE HELD ACCOUNTABLE TO ALL OMEGA VILLAS UNIT OWNERS. THERE HAS BEEN TOO MUCH WASTE OF MONETARY RESOURCES IN THIS COMMUNITY! IT HAS TO END/STOP!**

**WE CAN UNITE AS A COMMUNITY AND MANAGE BETTER THAN THIS! IF NOTHING ELSE, PLEASE KEEP AN OPEN MIND AND REVIEW THE DETAILS OF OUR FINDINGS AND ALSO REVIEW THE RECORDS & SOURCES OF THESE FINDINGS!**

➤ **FINDINGS BASED ON OFFICIAL HOA RECORDS & BROWARD COUNTY AS WELL AS THE CITY OF PLANTATION'S RECORDS**

Please review all these statements of recorded Omega HOA records facts carefully as well as review the enclosed Records & Sources supporting information contained in this document package as to where these excerpts were derived from.

1. **Possible Major Omega Board Mismanagement & Potential Legal Issues Discovered:**

- a. Possible failure of the Board of Directors And Officers Fiduciary (Legal) Responsibility and potentially placing Omega Villas in potential legal liability/jeopardy (legal peril) by deploying bad management decisions and practices:
  - 1. Potential failure to properly plan for the Broward County 40-Year Recertification. (Refer to the Broward County Clerk of Court's website and search the 2023 records for Omega Villas.)
    - a. Board Minutes from 2005 reflect that the Board was notified at this time of the City of Plantations 40-year Recertification Requirements.
  - 2. Failure to notify the community of City of Plantation Fines and Liens imposed by the 40-year recertification code violation. (Refer to item # 3. below for more details)
  - 3. Failure to change HOA Management in 2009 when confronted with the potential mismanagement deficiency Whistleblower Findings from Shawn Martin.
    - a. A recall attempt was made in 2009 to remove HOA Management and the Board chose to hire a law firm to instead defend them against the recall. (Refer to items # 4. & 5. below)
  - 4. Failure to notify the community of 2 water leak lawsuits that have been filed against Omega Villas with possibly more on the way.
    - a. According to Broward County Clerk of Court records, one lawsuit has been deposited by the insurance company and the other one is in litigation with the insurance company's attorneys.

2. **Potentially wasting of money and other community resources on potentially faulty repairs and the hiring of contractors/vendors:**

- ★ From 2001 to 2003, **\$750,000** in possible faulty Roof Replacement/Repairs resulted in years of leaks that were never repaired.
- Records from the City of Plantation Code Enforcement appear to indicate the roofs in Phase 2 were installed in 2003. So, only 2 to 4 years before the roofs started leaking??
- There are numerous documentations from unit owners of these leaks from 2007 forward throughout most of our Phases.
- The minutes reflect that the roofing company voided the warranty on the roofs due to the storms in 2005.
- From 2007 to 2009, this resulted in the hiring of Gould Roof to make approximately **\$30,000** in roofing and structural repairs for which many have to be corrected since they received City of Plantation Citations in 2009.
- These repairs have also been worked on by Sunrise Management and their roofers after being hired in 2013 and unit owners' roofs are still leaking throughout all Phases of this HOA community...
- Some of our unit owners like Shawn Martin, have been living with these ongoing roof leaks since 2006 to 2007 which have not yet been repaired.
- 2013 Sunbiz.org records indicate the Omega Villas Officers were Norma Aker (President), Patty Sabates (Treasurer), Blaire Lapidus (Secretary) at this time. Source: <https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620&aggregateId=domnp-741362-83d8ec1e-711e-4bd3-9a4d-a6176e64e913&searchTerm=Omega%20Villas&listNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620>

- Omega Villas Minutes dated October 23, 2013 state they were under budget by **\$125,000** for this year at this time: “Treasurer’s Report presented by Norma. Year to date expenses are doing very well at **\$125,000** under budget.”
- These same minutes indicate they had One Time roofing company place bids on property at 1720 Phase 1 as follows: “Unit 1720, phase 1 has rotted rafters on the back patio. On Time Roofing will replace for \$2800. SMI was asked to obtain a quote from On Time to extend the roof over the beams to reduce future rotting.” Yet, Shawn Martin’s roof was still leaking at the time.
- ★ In 2006, **\$192,000** collected for possible faulty Fence replacement that ONLY replaced the back fences and left the unit owners with the responsibility of replacing the front fences.
  - In 2010, the remaining balance of these funds was used to replace the curbs and sidewalks in the community for **\$53,000** in curbs and **\$15,000** in sidewalks.
- ★ Around 2008 to 2009, the clubhouse restoration project almost resulted in hiring an architectural firm with open ended fee clauses embedded in the contract. The Board didn’t appear to understand contractual law. Shawn was able to stop that decision at that time. A copy of this analysis may be provided for the record upon request.
- ★ Pre-2009, hiring contractors that make shoddy repairs and hiring unlicensed or under-licensed contractors to make the repairs as identified in the 2009 findings below (item #5) and also still identified in the City of Plantation’s Code Enforcement Records. This includes not obtaining proper building permits which is another Florida Law violation. Records of these violations can be provided and actual Citations were placed on unit owner properties in 2009.
  - We have copies of those actual citations too from the City of Plantation, if you would like a copy. They are still in the City of Plantation’s records.
- ★ In 2009, rather than acknowledging and admitting the Board’s management mistakes, the Board chose to possibly misinform or misdirect the community that Shawn Martin was merely creating problems for the HOA by reporting unlicensed or under-licensed contractor activities which were in violation of Florida hurricane and electrical commercial property building codes which were written to protect the safety of the general public in this HOA community. Thus, Shawn had to make sure their mistakes were recorded by the City of Plantation for the unit owners’ awareness in the event of a future potential legal action being taken.
  - Hired the law firm Frank, Weinberg & Black in 2008 to 2009 to defend against the recall of the Board and defend for the Board’s accountability. This Omega Villas Recall effort is still on public record at:  
<http://www.myfloridalicense.com/dbpr/lsc/arbitration/allorders/2008058941.pdf>
  - For the 2009 Omega Recall Petition, Shawn Martin’s mistake was not using the proper State of Florida format for the Recall Petition which didn’t exist or he couldn’t locate at that time as well as by listing the All Florida Property Management on the Recall Petition because you may only list/recall/remove Board Members. That was the relatively minor format mistake he made. Instead of filing another petition in the proper format, he stopped all recall efforts when he realized there was not enough community support at that time to intervene.
  - Further, there were residents that signed certified statements attesting to the concerning actions of the Board at the time trying to interfere in the park lot when Shawn and other unit owners were collecting petition signatures. Records were maintained of their statements.
  - There were also unit owner witnesses that saw a group of Board members going door to door to possibly sway unit owners to recant their votes.
    - We have copies of statements available from unit owners that recanted their signatures or stated they didn’t check a box.
- ★ From 2008 to 2009, when Shawn Martin brought issues to the Board, the Board appears to have used the HOA counsel, other law firms, and Juda Eskew to potentially misdirect unit owners (which was recorded in videos), possibly misinform them, AND potentially hide information rather than embrace any mismanagement mistakes, acknowledge the mistakes and try to correct the mistakes. The total attorney fees for using these services can be obtained from the accounting records. Examples include:

- Arranging meetings with Shawn and the HOA attorneys or other external law firms to possibly try to sway public perceptions of the underlying facts and potentially legal seriousness of his 2009 findings.
    - OF NOTE, Shawn did his fiduciary duty to notify the community of the potential legal peril that he had found on the Board and the Management Team.
    - Per Florida HOA Law Section 720.3033 Officers and directors.— (1)(a) Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members.
- [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0700-0799/0720/Sections/0720.3033.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0720/Sections/0720.3033.html)
- ★ In 2018, FPL notified Shawn Martin that his outside electric box needed to be replaced and the RESPONSE FROM THE Board & Sunrise Management was to try to get Shawn to pay for these repairs. Refer to the Records and Sources for excerpts from those transactions.
  - ★ In 2023, failure to make Smart Community Budgets that make budget cuts to create budgets to better suit this community's various socioeconomic backgrounds. The 2024 Maintenance Fee alone for 2/2s has gone from approximately \$300 per month in 2022 to \$993 by 2024. So, this is approximately \$1,300 to \$1,500 in total HOA fees which includes the 2024 Special Assessment.
    - More than a ¼ to ½ of the community are either retirees or lower income individuals that can't afford this budget.
      - The 2024 Budget is making it impossible to sell these properties.
      - For June 2023 to June 2024 Omega Villas Property Insurance Contract, the Board purchased \$20.6 Million in insurance with a 1% Hurricane Deductible. Why did we purchase this much insurance for a cost of approximately \$1,200,000 for this period???
      - SHOULD WE JUST FORCE THESE IMPACTED INDIVIDUALS INTO FORECLOSURE OUT AND OF THIS COMMUNITY OR SHOULD WE TRY TO REDO THE 2024 BUDGET????
      - Shawn has a degree in finance as well as an MBA and has suggested some creative finance strategies to correct the Budget for 2024.
  - ★ Failure to properly select great/efficient vendors and service providers that don't have bad Google reviews and license complaints from the State of Florida. Examples include (Refer to item 3. below for specific details):
    - Juda Eskew. This accounting firm has received numerous community complaints over the years. (Refer to item # 3. below for more details.)
    - HOA Management Firms. From 2007-2023, hiring/keeping two underperforming property management companies that have numerous unit owner complaints. (All Florida Management Company and Sunrise Management Company). (Refer to item # 3. below for more details.)
    - Pool Repairs. The pool repair contractors repairs.
    - Landscaping & Lawn Maintenance. The landscaping/lawn maintenance contractors. (Think about all the landscaping projects and sprinkler repairs) (Refer to item # 3. below for more details.)
    - Other Contractors. Pre-2009, unlicensed or under-licensed contractors for electrical and structural repairs. (Refer to item 5. below.)
  - ★ Special Assessments (FUNDS) Potential Mismanagement
    - Failure to properly inform the community of exactly how Special Assessments are being applied to any HOA project and lack of being fully transparent on the use of those funds collected.
    - 2006 Special Assessment for Gutter Replacements. **\$27,500** in HOA funds collected.
    - 2007 Special Assessment to Replace Fences. **\$192,000** in HOA funds collected.

- September 2023 Special Assessment for Increased Insurance Cost. Started to collect **\$133,744** for insurance due to the policy being canceled. There is a question of did we purchase too much insurance and too low of a deductible for this renovation period?
    - For June 2023 to June 2024 Omega Villas Property Insurance Contract, the Board purchased \$20.6 Million in insurance with a 1% Hurricane Deductible.
  - Aug. 15, 2012 Special Assessment for 40-Year Recert. Renovation. Started for the upcoming renovation of \$45 mo. for 2/2s and \$55-\$58 for 3/2s and stopped in September of 2023. Approximately \$800,000 collected in Special Assessments for this period.
    - YE 2018 - Total Special Assessments Balance = \$578,507
    - YE 2019 - Total Special Assessments Balance = \$638,433
    - YE 2020 - Total Special Assessments Balance = \$649,661
    - YE 2021 - Total Special Assessments Balance = \$727,734
    - YE 2022 - Total Special Assessments Balance = \$709,846
    - ME 07 2023 - Total Special Assessments Balance = **\$631,494**
    - YE 2023 - Total Special Assessments Balance = **??**
  - 2024 - Special Assessment to start in June of 2024. The current fees are **\$36,851** for 2/2s and **\$44,221** for 3/2s.
    - We need to know how the Special Assessment that started in 2012 was applied to the Renovation loan taken out in 2023.
    - We need to know how the Special Assessment that started in 2012 was applied to the Renovation loan taken out in 2023 and to other expenses related to the Broward 40-Year Recertification requirements.
    - We are still determining the total amount spent on Engineers/Architects and for the Electrical Repairs made with the use of these funds.
    - The fences are NOT listed in the renovation building contract with Austro Construction.
      - Management states there is a side agreement for the fences. Is this enforceable since it is not in writing?
      - Is the Board paying for fences out of the remaining 2012 Special Assessment balance?
- ★ 2001-2002 Roof Loan (FUNDS) Potential Mismanagement
- **\$750,000** roof loan taken out in December of 2001 and paid off in 2012.
  - Further, Shawn Martin was advised by Sunrise Management companies roof guy that they had merely built over his flat roof. This is why his leak has moved from room to room because it is running down the old roof underneath the newer roof. Thus, the leak moves from location to location. This may apply to other units as well. So, it appears lack of contractor supervision is at play through all construction projects, not just this one.
  - This is another example of improper managerial oversight of the contractors by both the Board and the Management Company at the time.
  - We have the records from the City of Plantation recording the roof work. Refer to the Sources & Records document in this package.
  - Documentation of Leaking Roofs in the community, including my unit, since 2007 or earlier.
- ★ In summary, the Board's and Management Companies' leadership practices over THE LAST 22 YEARS have potentially failed this community and created an unfriendly environment for unit owners to voice and discuss any concerns/problems with their property or issues in their community. Most unit owners don't attend meetings because of this situation.

Running Total = **\$1,103,244** (includes all special assessments, EXCEPT this total EXCLUDES the 2012 Assessment for approximately **\$800,000** collected to date, plus the 2001 roof loan. So, approximately **\$1,903,244** in HOA funds were collected.

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- Finally, this amount DOES NOT include attorney and accounting fees used to defend or support the Board's actions.

**RECAP - Records from 2001 to 2023 reflect a 22-year history of possible mismanagement of funds and community resources resulting in potential breach of contract for the HOA to maintain the common elements. Patty and Blaire have both been on the Board or in key Omega Villas Officer positions since 2005-2006.**

3. **2023 Potential HOA Management Deficiency Findings Details:**

- A. City of Plantation Liens/Fines of approximately **\$144,000** as of August-September 2023 and still accruing monthly.
  - a. The City of Plantation probably has us red flagged from the 2009 Code Violations for making Commercial Property repairs using improper unlicensed or under-licensed contractors. Specific examples are listed below.
  - b. The Board had a fiduciary responsibility to notify the unit owners when this lien/fine activity began in 2022.
  - c. Management states they can get these fines waived but there is no guarantee we won't have to pay them.
  - d. There is no guarantee that the City of Plantation/Broward County/Florida will waive the fines which are now above **\$144,000** and continuing to accrue which could be over **\$300,000** by the time the project is concluded.
  - e. There is no guarantee that the City of Plantation or Broward County or the State of Florida won't require total evacuation and demolition of our property.
    - Could Developers bribe the city to do this?
    - Regarding the Florida 40-Year Recertification, Failure to submit the required recertification report will result in the issuance of a Civil Violation Notice or ticket without further notice to your board or management, and referral of this matter to the Unsafe Structures Unit for the initiation of condemnation proceedings. You may be liable for payment of a maximum fine of \$10,510—and in addition, you must pay all enforcement costs incurred by the department once unsafe structures enforcement proceedings commence. Even more alarming, upon issuance of an unsafe structure Notice of Violation, the building must be vacated, and you may ultimately have to demolish the building.

<https://sofl.cooperatornews.com/article/40-year-building-inspections-2>

1. The new mandate is good news for future buyers of Florida condos. Once skeletons are rousted from buildings' closets, a financially safer environment will greet condo purchasers, Main-Ballie says.

<https://www.forbes.com/sites/jeffsteele/2023/06/23/condo-owners-could-be-caught-short-by-recertification-mandates/?sh=10319e1d16a7>

B. **Board Management & Board Potential Oversight Issues:**

1. **2024 Renovation Project.**
  - a. Items not (in writing) written in the contract:
    1. Window Replacement Requirements. How much will it cost unit owners?
    2. Front and Back Privacy Fences. This is not in the contract so how is this being paid for — 2012 Special Assessment??? Where is this in writing to hold the contractor accountable as Management advised me directly that it was a side agreement with the contractor, Austro Construction???
    3. Removing and replacing screened enclosures.
    4. Parking Lots.
    5. Sidewalks.

6. Tennis Court.
7. Any other common element that needs to be renovated.
2. **Lawsuits:**
  - a. Two water leak lawsuits have been filed as a result of these roof leaks that haven't been properly repaired from 2006 to 2023. According to Broward Records, one lawsuit is pending and the other has been settled or deposed.
3. **Issues with the Management Company making repairs and possibly misinforming the unit owners about how/when the repairs will be made:**
  - I.e., Shawn was advised that the roofs would be replaced every year from 2014 to 2023 either by the maintenance or management team.
  - I.e., for Shawn's property, the management company has come out 10 to 20 times or more, and made repairs which never fixed the leak from 2007 onwards to present date.
  - 1. Shawn Martin has all copies of attorney letters, management company letters/emails, and letters/emails to the Omega Villas Board as support for this statement.
4. **Hostile Board Meeting Environments:**

In our opinion, the Board continues to create a controlled/dictated hostile environment discouraging unit owner participation, even raising their tones to yell at unit owners. A lot of unit owners don't attend meetings or speak up because they don't feel comfortable doing so which we believe results in lower community participation!
5. **Vendors and Service Providers haven't been held accountable by the community due to Board/Management interference:**
  - a. 2023 to Present. Vendors and Service Providers' Reviews:
    1. Juda Eskew Reviews (Omega's Accounting Firm): 2.7/5.0 from 3 Glass Door Reviews; 1.5/5.0 from 15 Yelp Reviews; 2.0/5.0 from 80 Google Reviews. **Hired in Pre-2005. (Missing Copy of Contract)**
    2. Sunrise Management Company Reviews (Omega's Management Company): 1.0/5.0 from 4 Yelp Reviews; 2.6/5.0 from 50 Google Reviews; ApartmentsRating C-. **Hired in 2013.**
    3. Rhonda Hollander Esq. Reviews (Omega's HOA Attorney): 1.0/5.0 from 2 Yelp Reviews; 5.0/5.0 from 1 Google Review. **(Missing Copy of Contract)**
    4. Astro Construction Reviews: no reviews located.
    5. Cavalieri Electric & Sons Reviews (Electricians that did the 40-Year Recertification Electrical Work): 5.0/5.0 from 5 Yelp Reviews; 4.8/5.0 from 16 Google Reviews.
    6. ProScapes Reviews: 2.9/5 from 10 Google Reviews.
    7. WSE Fire & Security Reviews (Omega's Clubhouse Security) : 5.0/5.0 from 1 Google Review.
    8. Sublime Pools and Spas Reviews: 4.9/5.0 from 59 Google Reviews.
6. **Continuation of possible contractor mismanagement and resource mismanagement identified in 2009 (listed as item #4. below):**
  - a. In 2019, the Board/Management Company tried to argue that it was his responsibility to replace the electrical box that was just replaced this year in 2023.
  - b. Refer to item 5. below for more details on these findings.
  7. Lack of Board Officer Delegation. For example, Blaire is holding two officer positions as Secretary & Treasurer. Thus, not delegating Officer responsibilities.
  8. Lack of transparency with the community. This includes gaps in minutes and makes it difficult for unit owners to get copies of HOA books and records which is a violation of Florida Law.
  9. Gaps in minutes. Minutes don't appear to be being properly maintained as required by Florida Law.
4. **(2009 WHISTLEBLOWER FINDINGS RECAP) Shawn Martin, MBA's Whistleblower Findings as a Director of Omega Villas in 2009:**

- A. **Back Fence Only Replacement** = Coastal Construction Company and also resulting damages.
  - 1. Numerous unit owner complaints such as gates not working properly for different reasons.
  - 2. Appears to indicate improper contractor oversight.
  - 3. Apparently there were sprinkler components damaged during this construction as well costing additional money.
  - 4. Front fences were never replaced and unit owners were advised it was the unit owners' responsibility.
- B. Omega Board hiring unlicensed or under-licensed contractors such as Vincent Pagan and Gould Roofing.
  - 1. Gould Roofing Company and resulting potentially illegal structural/siding repairs.
  - 2. Vincent Pagan and resulting potentially illegal electrical repairs.
- C. Records not properly being maintained.
  - 1. Gaps in Minutes.
- D. **Contractors and Vendors not being properly vetted or managed:**
  - 1. All Florida Management Company.
  - 2. Juda Eskew.
  - 3. Coastal Construction (replaced all the wood fences that are now almost rotted again).
  - 4. L.G. Property Maintenance (landscaping & lawn maintenance).
  - 5. Clubhouse reconstruction. They would have selected a building contractor that charged exorbitant rates if Shawn hadn't stopped them with open ended fee clauses embedded in the contract. Shawn has notes from this meeting that he can share these facts.
    - 1. This situation Indicates that they have minimal experience with contractual law.
- E. Potentially years of neglect, bad management decisions and potentially failure to maintain the common elements.
- F. Disorganization of Board Members and Management in nearly all Board meetings.
- G. Clubhouse fire and other meetings went array due to board redirects and bickering.
- H. Meetings being controlled by a select few Board Members.
- I. All Florida Management Company and why they were finally removed.
- J. Home Depot Card theft of approximately \$10,000.

Detailed excerpt summaries of Shawn Martin's whistleblower findings are documented in item 5. below and in a 2008-2009 letter that was mailed to all 128 Unit Owners in this community to notify them of my findings.

- 5. **(2009 WHISTLEBLOWER UNIT OWNER LETTER RECAP)** Summaries of Shawn Martin's Whistleblower Findings Sent in a Letter to All Omega Villas Unit Owners in 2009 in a Whistleblower Community Awareness Effort:
  - A. **All Florida Management Services, Inc.** I believe that after we, the Board, discovered all of the woodwork, structural work, electrical work which was performed potentially illegally under All Florida Property Management's guidance that we should have terminated all of the services that they provide our association. (All Florida Management is owned by Joel Gould whose father owns Gould Roofing listed below. All Florida Management brought us both Vincent Pagan & Gould Roofing.) It has been stated in the community that All Florida is NOT that aware of the rules & regulations, but any Management firm is required to be that is licensed to manage commercial properties in the state of Florida. If they are NOT that savvy, why does the Board rely on them for interpretation of our condominium rules & bylaws.
  - B. **Vincent Pagan & Gould Roofing Company.** I believe the Board should have researched/inquired into the city of Plantation before allowing them to perform potentially illegal activities such as electrical/structural repairs to our community.
    - 1. (**Vincent Pagan** is NOT a licensed contractor yet performed around **\$7,000** worth of repairs without a license and without permits.) (Gould Roofing is a licensed roofing contractor but does not have the proper license type to do any structural repairs such as repairing wood siding, repairing beams under the roof, or making structural repairs. Florida requires a licensed Building Contractor or General Contractor to perform the

- aforementioned types of repairs.
2. Yet, last year we paid Gould Roofing nearly **\$30,000** to perform this type of work without permits or licenses.) As you all know, I was NOT a Board member during the 2007 period in which these activities were performed. I was also told that the repairs made for the first quarter of this 2008 were authorized by our prior Board Members. \*\*Who will cover a loss if someone becomes injured or if there is a loss because of this work?\*\* \*\*The insurance company *may not* cover any type of loss associated with this work because it was performed without a license or permit.\*\*
  - C. **Board Meetings.** I believe that this Board has not researched the Association By Laws/ Florida Statutes well enough to make decisions for this community. The Board is not using proper procedures for determining an appropriate course of action for any type of decision. There is not enough thought or experience in place to make adequate decisions for the overall good of the community. Decisions are made in 5 to 10 minutes without any necessary research being placed into the decision making. It appears that the Board is ruled by “the logic that if it sounds like a good decision, then it must be a good decision.” (We have had many, many, many meetings whereby we completely went in 360 degree circles.)
  - D. **Unwritten Rules.** I believe that the Board should make new Board Members aware of any unwritten operational rules such as who can notify the attorney. It also appears that the Board suggests nonfactual rules as necessary to get whatever the issues on the table approved. (When I joined the Board, I had told the Board that I was going to contact the Attorney to find out some potential legal issues that caught my attention. When I contacted the Attorney, I was told only the President, Secretary, Treasurer, or Vice President could contact the Attorney.)
  - E. **Disrepair of the Community -** I believe that the condition of the buildings, fences, grounds of Omega Villas speak for themselves as to the state of disrepair. I believe there has been neglect and mismanagement for years now.
  - F. **Decision Making.** I have witnessed, even videotaped, the Board making decisions and after a vote has been rendered revert back to an illogical decision without the necessary investigations to do such. For instance, when we discovered that we needed an Architect or Engineer for repairs to the clubhouse, we were willing to discard all of the work/research that went into selecting a General Contractor due to a suggestion by our attorney. The reality here is that even though we researched and found a moderately priced/non-compliant contractor who had the necessary credentials to perform the job, we immediately would rather research this whole situation again from another angle which creates another month delay. (We have a General Contractor Picked out but do not have an Architect.) (The Board would rather select the MOST expensive Architect than to select a moderately priced Architect.) (Their architect was **\$15,000** and the others were around **\$7,850**.) (This could leave the community on the hook for **\$7,850** if Citizens will not pay for the most expensive architect.)
  - G. **Coastal Construction.** After this company allegedly destroyed Omega's sprinklers and constructed potentially faulty gates, yet, the board was going to consider this company as a possible company to make the repairs to Phase II. Here again is yet another example.
  - H. **L.G. Property Maintenance.** This company continually charges us around **\$40,000** or more a year for landscaping, tree trimming, sprinkler repairs, and lawn maintenance. I have requested that the association contact and bid other vendors to do this work and they would not budge or consider other bids. Yet, every year, we have several thousand dollars of sprinkler repairs that we just pay.
  - I. **Home Depot.** In 2007, our Home Depot card was allegedly stolen. However, we still had a copy of the card on premises? Around **\$10,000** of items were purchased that were not approved by the Board.
  - J. **Goldman Juda.** Did you all know that our current Accountants are rated D- by the Better Business Bureau, and they had some complaints against their license from the Florida Division of Business License Regulation.

➤ **CONCLUSION:**

HOW MUCH MORE OMEGA VILLAS HOA MONETARY FUNDS AND RESOURCES DO WE NEED TO WASTE BEFORE WE CORRECT THE HOA MANAGEMENT PRACTICES???

- WE CAN IMMEDIATELY CHANGE THE MANAGEMENT OF THE BOARD AND THEN THE MANAGEMENT COMPANY!!! ENOUGH IS ENOUGH!!!
- FLORIDA HOA LAW STATES THAT BOARD MEMBERS MAY BE RECALLED WITHOUT EVEN GIVING A REASON.
  - Per Fla. Stat. §723.078(i), any board member “may be recalled and removed from office with or without cause by the vote of or agreement in writing by a majority of all members.”  
<https://www.daniafernandez.com/2023/05/16/how-to-remove-a-condo-board-member-in-florida/#:~:text=Per%20Fla..a%20majority%20of%20all%20members.%E2%80%9D>
- ONCE REMOVED, WE CAN THEN IMMEDIATELY REDO THE BUDGET FOR 2024 TO A MORE AFFORDABLE SMART BUDGET FOR THIS HOA COMMUNITY TO PREVENT LOSING VIABLE COMMUNITY MEMBERS SUCH AS RETIREES OR LOWER INCOME INDIVIDUALS WHOSE INCOME HAS SUPPORTED THIS COMMUNITY FOR YEARS!!!
- WE DON'T WANT TO INTERFERE WITH THE SPECIAL ASSESSMENT IN PLACE AND THE CONSTRUCTION PROJECT!
- WE HAVE TO IMMEDIATELY DO BETTER THAN THIS WASTE AND MISUSE OF COMMUNITY RESOURCES BY REDOING THE MAINTENANCE BUDGET!!!

➤ **QUESTIONS?? CONTACT US?? GET INVOLVED BECAUSE IT IS YOUR \$\$\$\$\$ TOO!! JOIN OUR EFFORTS ON WHATSAPP??**

(Email any of our group to request to be on our WhatsApp discussion.)

1. SHAWN MARTIN, MBA (Board Member Replacement Candidate)  
EMAIL: [smartin@isccompany.net](mailto:smartin@isccompany.net)
  - SHAWN MARTIN, MBA HAS AN MBA WITH HONORS FROM NOVA AND ALSO HAS AN FAU UNDERGRAD DEGREE WITH DOUBLE MAJORS IN FINANCE & MANAGEMENT PLUS A MINOR IN RISK MANAGEMENT & INSURANCE. HE HAS CREATED A NEW SMART FINANCE AND MANAGEMENT PLAN WITH VIABLE FINANCE SOLUTIONS TO IMMEDIATELY LOWER THE 2024 BUDGET.
  - HE ALSO HAS A PLAN TO SERVE ON THE BOARD AND HELP RESTRUCTURE THE MANAGEMENT PRACTICES INTO A MORE FRIENDLIER COMMUNITY SERVICE TYPE STRUCTURE. WE ARE NEIGHBORS NOT DICTATORS!
  - HE WOULD SERVE POTENTIALLY AS JUST A DIRECTOR OR AS THE SECRETARY FOR MANAGEMENT GUIDANCE PURPOSES.
2. MIRIAM TIRADO (Board Member Replacement Candidate) @ [miriam71@comcast.net](mailto:miriam71@comcast.net)
3. Nerva Garcia @ [nervaperez08@comcast.net](mailto:nervaperez08@comcast.net)
4. Norma Torres @ [normatorres1450@gmail.com](mailto:normatorres1450@gmail.com)
5. Elena Salazar @ [elenisalazar9@gmail.com](mailto:elenisalazar9@gmail.com)
6. Jill Latacz-Hueston @ [prettiwoman64@gmail.com](mailto:prettiwoman64@gmail.com)
7. Rosalis Suarez @ [Contact@suarezproperties.com](mailto:Contact@suarezproperties.com)
8. Alex Roman @ [Alexroman71@gmail.com](mailto:Alexroman71@gmail.com)
9. Luis Vega @ [vegal5695@gmail.com](mailto:vegal5695@gmail.com)

➤ **WANT TO SIGN THE RECALL PETITION:**

1. YOU MUST BE A UNIT OWNER OF RECORD;
2. CHECK THE BOXES YOURSELF - NO ONE MAY CHECK THOSE FOR YOU;
3. ENTER YOUR PERSONAL - CONTACT INFO AT THE BOTTOM OF THE FIRST PAGE;
4. YOU MUST BE THE AUTHORIZED VOTING UNIT OWNER OF RECORD TO SIGN; AND
5. RETURN THE SIGNED PETITION TO SHAWN MARTIN @ 1760 - PHASE 2 OR VIA EMAIL.

PLEASE RETURN THE SIGNED PETITION BY NOVEMBER 30TH, 2023