



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

## Serious Allegations of Retaliation, Harassment, and Potential RICO Activity by Omega Villas Condominium Association Board Members

2 messages

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

Wed, Mar 26, 2025 at 5:28 PM

To: Elizabeth P <Elizabeth.Palen@hotmail.com>  
 Cc: "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.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

Dear All,

I am a homeowner and protected whistleblower at Omega Villas Condominium Association. Over the past 18 months, I and other residents have faced a disturbing pattern of harassment, intimidation, and retaliation, culminating recently in a false public accusation that I threatened violence during an official Board meeting — a claim which is completely false and was made live on video.

This is not an isolated event. I have detailed records, video evidence, and eyewitness accounts showing an ongoing pattern of misconduct by certain Board members, including:

- Public misrepresentation of private messages
- Intimidation of witnesses
- Retaliation against whistleblowers
- Suppression of resident rights
- Possible violations of Florida's RICO statute

I have formally filed a SLAPP suit complaint with the DBPR and am providing this information to authorities for further investigation. However, I also believe the public deserves to know what is happening inside Florida's condominium system, which has become a growing concern for many communities statewide.

I would welcome the opportunity to provide you with footage, documentation, and connect you with others affected by this pattern of behavior.

Thank you for your time and consideration.

Sincerely,  
 Shawn Martin, MBA  
 Protected Whistleblower

### Summary of Key Findings Submitted for Investigations:

#### Introduction

This summary outlines the factual and legal basis suggesting that members of the Omega Villas Board of Directors — hereinafter referred to as the "rogue Board members" — may be engaged in a pattern of racketeering activity consistent with the elements of the **Florida RICO (Racketeer Influenced and Corrupt Organization Act)** (Fla. Stat. § 895.01 et seq.) and potentially the **Federal RICO Act** (18 U.S.C. § 1961 et seq.). The pattern involves ongoing retaliatory conduct against me, a whistleblower protected under Florida's anti-SLAPP statute, and other residents who participate in protected activities.

#### Part I: The Enterprise

The rogue Board members, acting as an **association-in-fact enterprise**, have organized themselves to control and manipulate Board functions, community governance, and resident participation. This group exhibits structure, continuity, and purposeful action aimed at silencing dissent, retaliating against whistleblowers, and consolidating power.

#### Part II: Pattern of Racketeering Activity

The following predicate acts, all actionable under Florida RICO, form the basis of the pattern:

Predicate Act	Description	Supporting Evidence
Wire Fraud (18 U.S.C. §1343 / Fla. Stat. §817.034)	Use of electronic communications to disseminate knowingly false claims, including the public accusation that I threatened physical violence in Board meetings based on private WhatsApp messages taken out of context.	Video recordings, emails, leaked messages, meeting transcripts.
Extortion / Coercion (Fla. Stat. §836.05, §874.08)	Efforts to intimidate and silence me through unfounded public accusations and threats to community standing.	Video evidence of public confrontations, false allegations of criminal threats, pattern of harassment.
Retaliation Against a Whistleblower (Fla. Stat. §448.102, §112.3187)	Targeting of me and others after engaging in lawful protected activity, including submitting complaints to regulatory bodies and participating in public governance.	Evidence from pending SLAPP complaints with DBPR, prior board meeting records, community witness statements.
Witness Intimidation (Fla. Stat. §914.22)	Actions designed to dissuade me and others from reporting or testifying truthfully to government bodies and courts.	Recent confrontation where I was accused of carrying a concealed weapon as a threat, designed to undermine credibility.
Civil Rights Violations	Actions intended to suppress First Amendment-protected activity, including petitioning the government and participation in free association within the community.	Board meeting recordings, history of suppression of dissenting opinions, hostile Board practices.

#### Part III: Continuity and Relatedness

The misconduct described has continued over **eighteen months or longer**, evidencing an ongoing scheme designed to retain control of the community and retaliate against protected whistleblowers. The actions are related, not isolated, and demonstrate a clear pattern rather than sporadic incidents.

#### Part IV: Injury to Person and Property

The scheme has resulted in:

- Damage to my personal and professional reputation.
- Chilling of protected speech within the community.
- Emotional distress and fear of retaliation.
- Diminished property value and interference with the peaceful enjoyment of property.

Other residents may have suffered similar injuries.

#### Part V: Interstate Commerce Nexus

For federal RICO considerations, the following facts establish an interstate nexus:

- Use of interstate wire communications (email, WhatsApp, Zoom, online banking).
- Vendors and service providers with interstate connections.
- The community's regular engagement in commerce affecting out-of-state entities.

#### Conclusion

The documented pattern of behavior by the rogue Board members, including their recent false public accusations, meets the threshold of a **pattern of racketeering activity** under Florida RICO and potentially federal RICO law.

Given the **seriousness, duration, and public harm** resulting from these activities, I respectfully request that the matter be formally reviewed by the appropriate investigative and prosecutorial bodies.

Supporting documentation, video evidence, and corroborating witness statements are available upon request.

On Wed, Mar 26, 2025 at 3:54 PM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

I am writing to formally document and escalate concerns regarding the **false and defamatory accusations** made against me by certain members of the Omega Villas Condominium Association Board during a **public Board Meeting on March 25, 2025**. These accusations are **not only completely false but also constitute clear retaliation** against me and the private WhatsApp group, who are **protected under Florida's SLAPP suit laws** as whistleblowers.

### Incident Summary

During the meeting, newly elected **Vice President Elizabeth Palen** falsely claimed that I made **threats of violence** against community members, based on **misrepresented and improperly obtained WhatsApp messages**. Specifically, they alleged that I stated I was **bringing concealed weapons to threaten individuals**, a claim that is unequivocally **false and defamatory**.

I want to make the following points clear:

1. **I have never threatened anyone with physical harm.** I have over **1.5 years of video evidence** demonstrating my lawful and professional conduct, even in the face of repeated threats, harassment, and intimidation directed at me in these meetings.
2. **The WhatsApp messages were taken out of context** and manipulated to fit a false narrative. If they were obtained improperly, this raises **serious concerns regarding privacy violations** that may warrant further investigation.
3. **Florida law permits individuals to lawfully carry personal protection**—whether mace or a firearm—as a means of self-defense, particularly when faced with ongoing threats of bodily harm, all of which are **documented on video**.
4. **This is a blatant act of retaliation** meant to **discredit and silence** me as I continue to **hold this Board accountable** for ongoing misconduct.

### Legal & Investigative Action

- I have already uploaded the **video evidence** of this false accusation and will be **submitting additional documentation** to supplement my **ongoing SLAPP suit complaint**.
- **Multiple witnesses from my WhatsApp group are prepared to submit sworn statements** refuting these false claims.
- Given the **public nature of these false statements**, I believe they may rise to the level of **defamation, malicious intent, and potential civil rights violations**.

I am requesting **your office's oversight and investigation** into this matter to ensure that Florida's **laws protecting whistleblowers, free speech, and community members from retaliatory HOA/Condo Board misconduct** are enforced.

Furthermore, this issue is being escalated to the **media for public accountability**, as the misuse of power by rogue HOA/Condo Boards has become a growing concern across Florida.

I appreciate your time in reviewing this matter and look forward to your prompt response. Please confirm receipt of this email and advise on any next steps that may be available through your office. Further, as stated below, **I will separately provide video evidence of this incident**.

Sincerely,

Shawn Martin, MBA

On Tue, Mar 25, 2025 at 11:09 PM Shawn Martin <sem2000s@gmail.com> wrote:

So, we had a situation last night which is par for the course when dealing with these individuals. They no claim that I threatened violence against members of this community in my WhatsApp group. I have this confrontation by their new Vice President elected by who I call the rogue Board Members on video. They had someone "allegedly" send them messages from our WhatsApp group claiming I was bringing concealed weapons and apparently trying to what threaten someone. Well, I have 1.5 years of videos of my behavior and I have never threatened physical harm to anyone regardless of how many times my property or myself has been threatened in those meetings. Collect the evidence and report it sure. So, Elizabeth took the conversation out of context to try to insinuate that I was threatening violence in the Board Room, saying I was carrying a concealed weapon which appears to not be what the WhatsApp message even said. Further, if I do carry mace or even a gun to protect myself from all their threats of bodily harm which are ALL on video then according to Florida law, I have the right to do so. When you do review the 1.5 years of video footage, you will see how many times I was threatened with physical violence, not them.

I have many witnesses in my WhatsApp group that can attest to what was said and I can submit the evidence in court if it comes to this. However, again, my group and I are protected under these SLAPP suit laws yet we are facing all this misinformation and etc by these people trying to spin this on me. So, I will separately send additional information on this incidence because it needs to be included in the SLAPP Suit complaint evidence that I have thus far presented. I have uploaded the video and my WhatsApp Members are all informed and prepared to make statements if necessary. We hope all your investigations conclude quickly so our community can be done with this behavior once and for all.

On Fri, Mar 21, 2025 at 5:36 PM Shawn Martin <sem2000s@gmail.com> wrote:

Oh, I have another bit of evidence to include for the Austro to Board related complaints. You see I just received the attached notice 2 to 3 weeks before they are to start construction on my roof. So, in my opinion, Patty the volunteer President here has kept the community in the dark on the Construction Schedule even from the very beginning but I kept all documentation and videos on these matters included most of the last year's events in the complaints with links to those respective videos. But, here is the final example I am providing of possibly retaliation against say the SLAPP SUIT whistleblowers' laws this is the schedule that was released in this meeting as the first construction Schedule which included the worst leaky roofs in the 4 subdivision complex here: <https://youtu.be/HcW-P3YZ7rc>

(NOTE: refer to the attachments --- you can see the attached DRAFT construction schedule that we were given in the above 10.2023 YouTube Construction meeting - we have witnesses, emails, video footage that certain Officers changed these schedules to their preferences without notifying the community) Further, these are the last buildings on the construction schedule also one of the worst units on our property --- yet last in line thanks to Patty to her supporters and our service providers to contractors, in my opinion! I have provided supporting documentation to video footage of these changes in several of the DBPR complaints regarding these matters. All these combined actions have really stressed this already exhausted community out!

Also, refer to the complaints against Sunrise Management & the Board for not repairing major leaks that appeared in my roof sometime on or around December 2023 which was after November 2023 permit inspection when Austro workers were on my roof and decided to stomp all over my roof so I knew they were up there -- my neighbor witnessed this too. This was after a July 2023 lawsuit settlement, yet they never made emergency repairs to my roof. When I hired my own contractors that kept fixing the leaks up until the last one was resolved around July 23, 2024 even after the 7/1/24 laws Sunrise per the Board's request harassed contractors on my roof. This information is all documented in those respective 100 to 200 page complaints with supporting Exhibits and video footage. So, there are two or three DBPR complaints that contain the referenced issues from emails, letters from the HOA law firm to discussions with my attorney Omid John which has mostly all been submitted in DBPR complaints. I guess some people think laws don't apply to them then you end up with situations like these in a community...

**Austro, Sunrise & Board Re My Leaking Roof to the Board appearing to prevent me from trying to stop the leaks since they wouldn't:**

<https://youtube.com/shorts/JiWgZnpWoQk> - [7/23/24 just after the new 7/1/24 laws - Jay & Mike from Sunrise & Dorin from Austro -- he had no authority to even be present!]

<https://youtu.be/BGImj1WF0MU>

<https://youtu.be/9rY96NNufGk> [Then confronting the Board -- Patty -- about this what I deem harassment! Notice the cop here as he appears to have been observing this ongoing type of behavior as well as I had many discussions with him.]

**Other Videos on this Type of Behavior (these have been submitted in the DBPR complaints as well):**

<https://youtu.be/cXN8LKJxwpU>

<https://youtu.be/s3WETVSmZvQ>

<https://youtu.be/0Yn9UNtg9Ag> [Should I have sued the City of Plantation PD for possibly violating my civil and property rights here?]

The group that I represent in this community has seen all this behavior. We just need the State to help us stop this potential misuse to mismanagement of our valuable resources, enough is enough! We pray the prosecutors assigned to these complaints can see the big picture of what we have been dealing with back to before 2008 when these characters got on this Board. It has not been a great experience and I also have supporting video footage to documentation from this time that was included partially in the DBPR complaints.

On Thu, Mar 20, 2025 at 9:00 PM Shawn Martin <sem2000s@gmail.com> wrote:

I don't know how long it is going to take the investigators to get prosecutors assigned to each of the complaints that I have submitted but it appears 4 of these complaints will be sent to the DBPR General Counsel as described below in one of them that is just passing through final investigations. However, we are now 1 year into this project and I am aware the 7/1/24 laws just gave the State the authority to investigate and prosecute these HOA/COA matters.

given an opportunity to submit a written response to your complaint. Once the investigation is complete, the file will be forwarded to the Office of the General Counsel and assigned to a prosecutor for review.

The Department investigation and the evidence obtained during the investigation is confidential and remains confidential unless there is a finding of probable cause. A finding of probable cause is appropriate when there is enough evidence to believe that the subject of the complaint has committed a violation of applicable laws or rules. If the Department's Office of the General Counsel or the professional board reviewing this matter finds probable cause that the alleged violation(s) occurred, the file becomes public ten days later. If there is no finding of probable cause, the entire file remains confidential. Whether probable cause is found or not, you will be notified of the outcome.

However, as you can see from the attached Agenda, certain Board Members are pushing the below Agenda through approval as certain Board Members appear to ALL VOTE together to push these rules through the pipeline to enforce on OWNERS in this community. These are the latest concerning Rules & Regulations that ONLY certain Officers/Directors are pushing through & I think these are tied to the DBPR Complaint that I filed on the SLAPP SUIT laws. I suggested that the Bylaws be updated first and they decided to have the HOA law firm go ahead and conduct a legal review when they know we will have to do another one right after for the Bylaws. I have discussed the Bylaw/Covenants updates on video in the last few meetings. As you are aware in my complaints, I have noted that the Minutes should be compared to the videos as they may NOT be accurate.

Omega Villas Condominium Association Inc.

Board of Directors Meeting

Tuesday, March 25, 2025

Immediately following the Annual meeting

7:30PM

Clubhouse

Several of the below red boxed items are under DBPR investigation. The Rules & Regs is concerning because NOT all OWNERS may agree with some of the Amendments the few Officers & Supporters made.

Meeting Called to order.

- Establish a quorum.
- Review of minutes of the prior meeting
- Bureau updates:**
  - Financial Review.
  - Update on the final version of Rules & Regulation for the attorney's approval.
  - Auditor: Draft for 2024 Financials.
  - Follow up on proposed Association maintenance schedule spreadsheet provided to board for feedback.
  - Popular Bank Line of credit period ending 8/30/2025. The Board to set meeting with accounting firm to discuss association loan conversion options from bank before that period.
  - A certified letter received from a unit owner requesting a legal interpretation of the reinstallation of the existing window and door from the construction contract.

4. **Management Updates:**

- Update on proposal for pool chemical feeder.
- Update of Phase 4 end unit sloping by Proscapes/Sprinkler adjustments.
- Update on termite tenting schedule for upcoming buildings and notifications.
- Update on violation letters sent to owners regarding unit overgrown backyard trees and foliage. Status of communication to non-compliant unit owner. Review proposals received.
- Review of bid proposals for association trees received regarding tree trimming impeding on building roofs; creating a construction challenge and/or surrounding completed buildings.
- Update on Phase 4-unit owners' entry and back yard lights reinstall and missing code compliance GFI outlets in order to close permit for 40-year certification.
- Update on landscaping required by city for phase 4 finger islands and perimeter fence areas and review bids received. Tree and shrub options.
- Update on schedule of next buildings for roof/fence replacement received from Contractor.

5. **General Business:**

- Association Security Cameras
- Placement of property fences and gates
- Overgrown trees on Sunrise Blvd impeding on Phase 4 units.

6. Open forum.

7. Adjournment.

NOTE: they are trying to get Phase 4 (which was not first on the original schedule) wrapped up and finished with City of Plantation Fines paid off. This background is in several of the DBPR complaints but NOTE here is the discussion on these same fines (most in Phase 2) when they occurred back in 2008: <https://youtu.be/E3z60KLjtV8?si=Fa6jxdnHZm-2ccTl>

And we are also aware that when our \$4.6 Million loan is exhausted that is all the money we have in place (plus or minus previous Special Assessment Balances to pre-payments on the Special Assessment Construction Loans) to pay for possibly \$6 to \$8 Million in total costs for the Fines to all the Construction Expenses.

Further, It would greatly help this community that is going to be struggling with all these financial fees like (**termite tenting**) that could have waited till construction was completed next year (yet these same Officers/Directors decided to push it into the Annual Budget, so the minutes regarding this Termite tenting versus the videos of the meetings should be compared together during the investigations). As you can see, once these certain Officers/Supporters decide to push Rules to Agenda items forward the rest of the Board isn't aware until it is either conducted at a construction committee meeting to being sprung on us at a Board Meeting. The laws regarding the Agenda Items being posted have helped but I feel that I have been kept in the dark on most of the important issues that the certain Officers/Directors handle behind the scenes without possible full Board or majority Board approval as this is documented with supporting video footage.

Yet, the community may have to file lawsuit which there have been what 2 lawsuits filed in 2023-2025 plus direct settlements with the insurance company of possible negligent damages from leaky roofs to other issues discussed in the complaints that were filed. The Construction Company has been rushing to get these Roofs then Fences finished and we aren't sure that all the construction items coming up with issues in the construction committee meetings are being reviewed by the City of Plantation's Building Inspectors. We will defer to the prosecutor's review of these complaints which in my to other's personal opinions could maybe possibly be a RICO type situation, not sure given all the parties that have been involved in these matters. But, us concerned owners will await the State's final review so we can determine how/when to file lawsuits for our damages. So, any efforts that can be made to move these investigations (efficiently and thoroughly) forward will be appreciated! Our story has crossed the desks from internal affairs of the City of Plantation all the way up to the top of the Florida Government so our story dating back before 2008 may be the prime case study for why Florida HOA/COA are rising so dramatically in Florida, time will tell...

-Shawn Martin, MBA

On Thu, Mar 13, 2025 at 8:13 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

I mean doesn't it seem to be the same reason these same people are asking the Community to post their issues to the Community Website Portal because the rest of the Board of Directors isn't privy to those messages?? Wahlaaa again

On Thu, Mar 13, 2025 at 8:09 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

Yes, so for our Second Notice of the Annual Board Meeting to Elect Directors, we got this posted on our Mailboxes on Day 12 before the Election. And, our Board of Directors was given any information on this Board Matter before it was released to the community. I am not sure this violates any laws but it surely is questionable behavior to say the least! This is yet another example how information appears to be privy to the select few Officers or members and not to the rest of the Board of Directors. I think I have given hundreds of examples on this type of behavior, nothing new to say the least.

**SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERS OF  
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

TO: MEMBERS OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY given, pursuant to Florida Statutes and the By-Laws of Omega Villas Condominium Association, Inc., (the "Association"), that, for the members of the Association, the annual meeting of the Association will be held on **Tuesday, March 25, 2025, at 7:00 p.m., at the Clubhouse, 1713 NW 72 Avenue, Plantation, Florida 33313**, for the purpose of, among other matters, the appointment of nine (9) directors to the Board of Directors of the Association, and to conduct such other business which may properly be brought at an Annual Meeting.

\* Since there were only nine (9) eligible nominations submitted for the Board positions, the following candidates will serve on the board.

Kaelani Brown  
Maude Bruce  
Kareem Chen  
Blaire Lapidus  
Shawn Martin  
Elizabeth Palen  
Patricia Sabates  
Miriam Tirado  
Maritza Wilhelm

The undersigned has hereby certified that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail to each member of the Association at his or her respective address as same appears on the books of the Association.

Dated: March 12, 2025

OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.  
a Florida corporation not-for-profit

By: YOUR Management Services  
On behalf of the Board of Directors  
Omega Villas Condominium Association, Inc.

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**AGENDA**

1. Call to Order.
2. Election of a chairman of the meeting.
3. Calling of the roll and certifying of proxies (determination of quorum).
4. Proof of notice of meeting or waiver of notice.
5. Reading and disposal of any unapproved minutes.
6. Reports of officers.
7. Reports of committees.
8. Appointment of nine (9) individuals to the Board of Directors
9. Unfinished business.
10. New business.

On Wed, Mar 12, 2025 at 9:15 PM Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)> wrote:

Actually, a few of you are requesting issues to be reported through the Portal and only a FEW Board Members can see those issues. Whereas, the ENTIRE Board should be able see those issues. Like, the entire Board was PROBABLY not notified that we had 8 or 9 Members elected. This is why especially with behavior patterns established (1.5 years on video of established tactics, strategies, behavior patterns, calling the police on people, using the law firm to other resources, etc. etc. etc.) that these situations appear to occur ongoing in this community that investigations are conducted! We should have received a notice that we met a quorum for this election rather than suspecting there was an issue similar to what we experienced last year. But, It is okay because now there are 4 complaints that have been processed or are being processed and I feel pretty confident that we will be hearing how the DBPR

wants to handle these issues soon. If the complaints were found invalid, they wouldn't have made it through the investigation process (which 3 to 4 have now) they are at the final stage which is legal review. So, I am making sure the right eyes and desks see all this activity until we get a proper answer!

Everyone on this Board are volunteers, and Officers is just a title that is accountable to the Board at large, they don't have exclusive executive powers without Board Approval. And, Officers don't get to run around and handle Board Matters roguey or independently! The Florida laws have made this very clear in my opinion.

But, now since we requested an Election Monitor for a Fair Election (which you all are aware of) well I am guessing only the Officers or possibly Officers and friends. Anyways, the Board at large isn't aware that no Election was needed this year.

On Wed, Mar 12, 2025 at 7:12 PM Elizabeth P <[Elizabeth.Palen@hotmail.com](mailto:Elizabeth.Palen@hotmail.com)> wrote:

Hi Jan,

We encourage all issues to be reported through the designated protocol on the website to ensure proper tracking by the management company and board. Please let me know if you have already reported your issue online and if you are familiar with this process, if not I am happy to help. Direct individual emails from unit owners may not an be an effective or appropriate way to address issues. Imagine if every unit owner reached out individually with many of their issues, it would be hard to track and can get messy, this is why a formal reporting process is in place to try to keep us organized.

Regarding the election letter, my understanding is that only 8 or 9 individuals applied for the Board, so an election is not required.

Going forward, I look forward to receiving all concerns submitted through the portal, working with the management company to resolve your issues and maintaining polite and professional rapport.

Well wishes,  
Elizabeth

On Mar 12, 2025, at 4:42 PM, [o2btal@aol.com](mailto:o2btal@aol.com) wrote:

Hi, I just confirmed with my tenant that none of the interior repairs have been made to the unit. These were reported on Feb 6, Feb 11, and Feb 12. Per the contract, the contractor is required to commence repairs within 72 hours. This has now been over a month. Can I please get an update as to the schedule for these repairs to be made.

Thanks,  
Jan

On Thursday, February 27, 2025 at 11:04:28 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Jan  
Legal did review the contract prior to it being authorized to be signed. You did not want to hear from the contractor when he responded. This board is guided by the subject matter experts. You have requested a legal interpretation and all questions of legal interpretations shall be responded by such as no board members are an attorney or PE representing this association. I am sorry you find it " pretty ridiculous" just trying to get you the info you requested  
Thank You

Patty Sabates Sent from my iPhone

On Feb 27, 2025, at 10:00 AM, [o2btal@aol.com](mailto:o2btal@aol.com) wrote:

Hi,  
Happy to do so . . . but I do think this is pretty ridiculous since all owners should have a clear understanding of what the contract reads for work that we are paying for. Also, since the Board of Directors approved this contract on our behalf, I feel they should also have a clear understanding of what was signed on our behalf PRIOR to signing it. Why in the world would anyone approve and sign a contract without that . . . it's the Board's responsibility since they represent us. It's just part of due diligence for the Board and any attorney who reviewed it. Just sayin' . . .

On Thursday, February 27, 2025 at 09:28:07 AM EST, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Hi Jan

Following up on your inquiry. I have been advised that since you are requesting a legal interpretation of a part of the contract, that is a certified inquiry in the context of condominiums and the statute requires that you provide a written inquiry sent by a unit owner to their condominium association, Board of directors , via certified mail, which requires the board to provide a substantive response within 30 days under Florida Statute 718.112.

This request is for a unit owner to request information or clarification on a matter related to their condominium and legally compels the board to respond in a timely manner and discuss and decide what direction they want to go with engaging legal and engineer services.

Please send your certified inquiry to the attention of the BOD to : Your Management Services. Diana can confirm the mailing address to which Jan needs to mail the certified letter.

Diana, once you receive it, please forward to the board

Thank you

Patty Sabates Sent from my iPhone

**Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>  
To: cheryl <[otnsu@yahoo.com](mailto:otnsu@yahoo.com)>

Wed, Mar 26, 2025 at 5:29 PM

And RICO, here we go...

[Quoted text hidden]