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## Re: Rules & Regulations

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**Marjorie Thomas** <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>

Tue, Jun 25, 2024 at 3:45 PM

To: "Shawn Martin" <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Cc: <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>, <[miker@sunrisemgtfl.com](mailto:miker@sunrisemgtfl.com)>

Shawn,

How dare you? Stop with your attacks and bullying. Probably, maybe, possibly.... that is all you ever say. Stop with the nonsense, and threats. Let's get to the investigation already. We are all waiting for it.

You texted me many times telling me that all of these emails, accusations, and outbursts are calculated and planned and I have proof of that. You are hurting this very fragile community further than it already is. We are a board of nine. We are moving forward. You are not going to derail us. You may be on this board but I can assure you, you are the minority. Your voice is weightless. And that is ALL your doing. No one cares about what issues you have with the rules and regulations. No one cares about your claims from over 15 years ago. So please bring your lawsuits and your investigations and stop whining about it.

So now what? Are you going to sue me too? You're going to have the investigators come to my door? You do not intimate me. I stand by every word in this email. What a waste of time you are. Instead of using your knowledge for the betterment of Omega, you are putting us all under more financial strain.

Marjorie C. Thomas  
954 662 2001  
Black Lives Matter

On Tue, Jun 25, 2024, 1:32 PM Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

Blaire, the only way I will disclose said video is in the court of law. That is the only way you will ever see it. Also, a police report was filed and plenty of witnesses witnessed your actions. So, I doubt this will be the last time you hear of this matter. I will instantly press charges and slap a lawsuit on you if you ever cross that bridge in my direction. I swear to that!

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Jun 25 2024, at 2:26 pm, Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)> wrote:

This is not the first time you have made false allegations against me in writing in your email (you "can't keep your hand off other unit owners".) To be clear, I have absolutely no knowledge or understanding of what you are referring to.

As such, since you claim to have video proof and I have no idea what you are talking about, I respectfully request that you provide the video(s) to which you are referring for my review. Then we can discuss what you are talking about and whether my actions

actually affect my position on the board or the Association as I am an officer on the board. As a fellow board member, and a unit owner allegedly trying to assist the unit owners as part of your board duties, I would think that you would want to stop my alleged behavior to protect the Association.

If however, you are unable to produce said video (as I suspect no such video(s) exist), I demand you immediately retract your written statement with an apology in the same email string you sent your accusations and refrain from other similar attacks as they are false. Without proof of a video, I can only presume that you are being a bully without any basis for same to gain personal benefit which is a breach of your fiduciary duty.

I await your response and production of the videos.

On Monday, June 24, 2024 at 07:39:46 PM EDT, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

First, Blaire, you should NOT be on the Board since you clearly can't keep your hands off other unit owners which is on video. Then, these new Rules you and whoever else made are possibly already in violation of the new laws going into effect on July 1st. I have highlighted all the rules I take issue with that may get into a lawsuit. Like I said, the DBPR or a Judge can overturn any of these that violate property owners rights or Florida Laws. We all know that you police the Phases/Subdivisions and harass the unit owners and steps are being taken to stop all that once and for all. Anyways, this is the redline version of your Rules that you drafted along with the highlighted areas that I take issue with.

I can't wait for the state to come in and get this rouge board under control, like yesterday! .We have more important matters to address than you doing two jobs and then dumping it on us at the last minute (Secretary and Treasurer) because you haven't been keeping up.

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Jun 24 2024, at 12:55 pm, Blaire Lapides <[blapides@bellsouth.net](mailto:blapides@bellsouth.net)> wrote:

All,

Don't know how the page numbers all became page 8, but attached is the corrected copy.

Please review or correct your copy and bring to the meeting tomorrow night.

Thanks,  
Blaire