



Shawn Martin <sem2000s@gmail.com>

IMPORTANT 2026 BUDGET INFORMATION

Shawn Martin <sem2000s@gmail.com>

Mon, Dec 1, 2025 at 6:39 PM

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Section 6 – Attached Evidence: Board Minutes (2011–2023), Architectural Discrepancies, and Arbitration Motion

I am attaching three critical sets of documents that collectively demonstrate a long-running pattern of knowing violations, misrepresentation, and retaliatory conduct:

6A. Full Board-Minutes Archive (2011–2023) – “The Smoking Gun Timeline”

Attached is the **complete, chronological compilation** of Omega Villas Board Minutes from **2011 through 2023**, with my annotated discrepancies.

These minutes prove:

- The Board has known **for 12+ years** that siding, windows, and building-envelope materials **require a 2/3 vote of the owners** under both the governing documents **and Florida law**.
- Architects, attorneys, accountants, and management consistently *reiterated* this requirement (Hirsch, Synalovski, Schachne, Stan Weinberg, Procton, Eskew, Horvath).
- The Board acknowledged that major building-envelope changes (T-111 → Hardie, stucco, window uniformity, structural modifications) are **material alterations** requiring owner approval.
- In 2018–2023, these same requirements were repeated again — in writing, in public meetings, and in construction briefings.

Despite all this, the current Board and its counsel have **ignored, suppressed, or rewritten** these rules to push forward a process **they already knew violated material-alteration requirements**.

This is not confusion — **this is knowledge, intent, and concealment**.

6B. Architectural Discrepancies & Contradictory Statements

Attached also are specific excerpts from architect and contractor presentations where:

- Required inspections fluctuate between “**visual caulking checks**” and “**mandatory window/structural replacement**,” depending on which version benefits the Board’s current narrative.
- Austro’s own statements contradict Hollander’s enforcement claims.
- Window requirements shift from **owner choice to forced replacement**, then to **selective enforcement**.

This directly undermines the “visual inspection” narrative Hollander pushed in her retaliatory enforcement letters.

When the architects themselves repeatedly contradict the Board’s enforcement claims, the legal authority to enforce collapses.

6C. Arbitration Motion in Limine (Filed) – Unclean Hands, Retaliation, and Attorney Conflict

I am attaching my **Motion in Limine** filed under **Fla. Stat. §720.311** requesting exclusion of all post-filing Board actions because they were:

- Retaliatory
- Coercive
- Intended to prejudice the arbitration
- Designed to interfere with statutory ADR
- Initiated *only after* I challenged the legality of the construction process

My motion also raises a critical issue for regulators:

Attorney Rhonda Hollander’s Unclean Hands

New evidence shows:

- **Hollander directly participated in drafting/approving the Austro construction contract**, the same contract now under dispute.

- She then **engaged in retaliatory actions** against me after I questioned that very contract.
- This places her in a **direct conflict of interest** and exposes her role in facilitating a contract that bypassed statutory owner-approval requirements.

This is why I am requesting:

- **Florida Bar review**
- **DBPR oversight for bad-faith participation**
- **Federal review of potential civil-rights and fair-housing retaliation**

Why these attachments matter now

These three sets of documents establish a continuous, 12-year trail of:

- knowledge
- intent
- concealment
- misleading owners
- misuse of attorneys
- retaliation against whistleblowers

All while the State of Florida, DBPR, and other oversight bodies have sat on **18 years** of warnings, complaints, and documentary evidence — including during periods when I was undergoing **two surgeries, cancer treatments, and medical recovery**, still trying to get someone to act.

*I did not choose to send hundreds of emails.
I've been forced to — because no one with authority has acted.*

It's time for an investigation.

Regards,

-Shawn Martin, MBA

Owner, Director & Whistleblower @ Omega Villas Condo Association

www.HOAJusticeNow.com

On Mon, Dec 1, 2025 at 9:05 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Re-Circulating: Urgent Evidence Package You Cannot Ignore

I'm recirculating Saturday's email because the evidence I sent is too serious — and too time-sensitive — to get lost in anyone's inbox. The documents show exactly what I've been warning about for years: the Board, its contractors, and its attorneys all knew the legal requirements, knew what votes were needed, and moved forward anyway.

Given the pattern of misconduct, retaliation, and the failure of state oversight to intervene despite nearly two decades of warnings, I'm making sure every recipient has this package front and center. It's time for action — not silence, not delays, and not excuses.

Please review the Saturday email below in full.

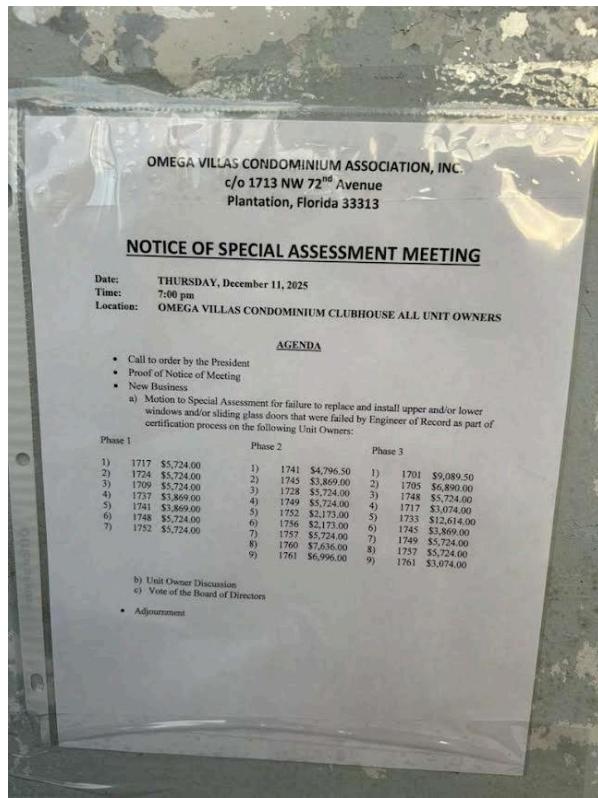
Subject: Whistleblower Calls for Fraud Investigation – Florida's Condo Association Law Mandatory 2/3rds Vote Requirements Ignored Since 2011

Dear Watchdog & Oversight Authority Recipients,

I am formally escalating this matter as a **whistleblower** based on newly consolidated evidence establishing that the Omega Villas Board of Directors, its attorneys, and its service providers appear to have operated outside Florida Condominium law for over a decade — while State oversight looked the other way. This community is getting hammered with costs because the State has not conducted proper investigations for 18 years and I have escalated these matters every week now with hundreds to thousands of requests for an investigation! It is time! The Florida Bar should also conduct investigations into these affairs.

I also want to reiterate — as I stated in my active DBPR arbitration Case No.: 2025-06-1476 — that the Association and its legal counsel are operating under **unclean hands**. They cannot seek enforcement, penalties, or arbitration rulings against me while simultaneously violating the same statutes they claim to uphold. They denied statutory voting rights, concealed mandatory 2/3 owner-approval requirements dating back to 2011 and 2018, misrepresented material changes as “repairs,” and advanced unauthorized multimillion-dollar construction contracts. These are not technical errors; they are deliberate acts that strip the Board and its attorneys of equitable standing. Under Florida law and general principles of equity, **a party acting with unclean hands cannot demand relief from the very system they are abusing**. That point was raised directly in arbitration, and these new findings only strengthen that position. Given that my unit, 1760, Phase 2 has **\$7,636.00** attached below to it in likely an illegitimate vote given I have provided all parties attached proof that this Board is likely operating without authority given they didn’t comply with Florida Law’s 2nd Annual Board of Elections Mailing requirement for Condominium Associations – Yet, no investigation that I am aware of only 100s of hours of video recorded attacks on a whistleblower, now with cancer, yes, full disclosure.

How dare you ALL allow this to go down like this! I can’t even have 2 surgeries without getting involved in the nefarious affairs to protect my home and my community from these attacks! Oh, and is my Arbitration still active since I see Atty Hollander slipped that \$7,636.00 Assessment For Windows when the Arbitration isn’t complete as I still have a hearing in December 16 @ 10 am per the Arbitrator? Can one of you confirm this to be true since I apparently have all the time in the world to wait on the State of Florida to do it’s job! And NBC, there’s your damn story!



Operative Report

Signed Nov 18, 2025

Operative Report by Alberto Pieretti, MD at 11/18/2025 8:27 AM

TURBT OPERATIVE NOTE

NAME: Shawn Martin CLINIC #: 7528609

DATE: November 18, 2025 AGE: 52 year old

SURGEON: Alberto Christian Pieretti, MD

OPERATION: transurethral bladder tumor resection.

ANESTHESIA: General

PREOPERATIVE DIAGNOSIS: Primary, T1 bladder cancer.

POSTOPERATIVE DIAGNOSIS: Primarv. T1 bladder cancer.

1. The Smoking Gun: They Knew the Law and Ignored It

Across the 2011–2012, 2018–2019, and 2023 Board minutes, the Association repeatedly documented that **a 2/3 unit-owner vote is legally required for siding and window replacements** — and any other material alteration under **FS 718.113**.

Not once.

Not twice.

But across *multiple years, multiple Boards (same few Board Members), multiple attorneys, and multiple engineering discussions*.

Examples:

- 2011–2012 Minutes:** Explicit acknowledgment that changing *windows and siding require a 2/3 owner vote*.
- 2018–2019 Minutes:** Discussions with counsel about material approvals and architectural changes. The Board acknowledges *again* that owner votes are required for exterior material changes.
- 2023 Minutes:** Engineers and contractors state openly that siding changes, window banding, trellises, and T-111 replacements *must go to owners for material-change approval*. The Board records it in writing.

And then?

They never held a vote.

They proceeded anyway.

They appear to have **violated FS 718.113 knowingly and repeatedly.**

This isn't "confusion."

This appears to be **fraud.**

2. Zero Board Vote, Zero Owner Vote — Yet They Posted Construction Notices Anyway

Attached you will find the latest "construction scheduling" notice that was **posted to mailboxes without a Board meeting, without a vote, and without any statutory authority** to proceed with material alterations, window changes, or structural work requiring owner approval.

This notice was distributed **as if a legal process had taken place** — when it appears it had not.

This is a pattern of governance by deception.

3. State Oversight Has Failed for 18 Years

This entire sequence has been reported repeatedly to DBPR and other State channels since **2007**.

Not one complete investigation except Gould Roofing & Vincent Pagan Citations from the City of Plantation for now \$1.3 Million skewed to Phase 2 owners, seems intentional to me. Not one enforcement action. Not one substantive response.

And while this was happening, there is something else the agencies ignored entirely:

My Health Did Not Stop Their Retaliation — But It Should Have Stopped Their Negligence

While recovering from **multiple surgeries, cancer-related operations** I have continued filing complaints, compiling evidence, and chasing State and Federal agencies that should have acted years ago. Under the **Fair Housing Act, I am medically protected and entitled to accommodation during serious health events.** Instead, the Association intensified retaliation, and State regulators ignored my documented medical status entirely.

Do you think I want to send hundreds or thousands of emails just to get basic enforcement of the law?

I am doing this while healing — **because no one else is doing their job.**

Enough is enough. It is time for an investigation.

4. Vendors, Attorneys, and Contractors Were Fully Aware

This entire sequence has been reported repeatedly to DBPR and other State channels since **2007**.

Not one complete investigation.

Not one enforcement action.

Not one substantive response.

For 18 years, this evidence has crossed the desks of:

- DBPR

- Local officials
- All Levels of State legislators
- The State Attorney's Office & the Attorney General's Office
- Both the Office of Inspector General "OIG" for the Governor & the OIG the DBPR
- And to the Governor's Office at least once if not Twice!

And now, with even more clarity, the State is still doing nothing while residents suffer financially, medically, and emotionally — including under **FHA-protected medical status** that the Association has refused to accommodate.

The inaction is now part of the story.

And it is indefensible.

5. This Is a Formal Request for Fraud Investigation

Given the documented pattern of:

- Knowingly ignoring statutory vote requirements
- Misrepresenting projects to owners
- Approving multimillion-dollar construction contracts without proper 2/3rds votes for owner authority over material changes
- Retaliating against whistleblowers
- Misusing attorney authority to suppress records and intimidate owners
- Misstating facts in minutes to justify security budgets and silence dissent

I am formally calling for:

A full State and Federal fraud investigation into Omega Villas and all associated legal, vendor, and service entities.

6. Architectural Admissions Proving Knowledge of Required Document Changes (2011–2012)

The association's own minutes contain explicit references showing the Board — and its architects, attorneys, and consultants — fully understood that **material changes to the buildings required amendments to governing documents and/or owner votes**. These entries blow up any claim that "no one knew" or that the Board believed it could approve major construction in-house.

Board of Directors meeting was held and called to order on Monday, June 20, 2011 at 7:40pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapidus, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

I. Architect/Ongoing Repair - Norma, Manny Synalovski, Marie Spiliopoulos, Steve Weinberg, and Carol Eskew have been meeting concerning the repairs and modification to the buildings and impact of the Association's documents on the project. Patty Sabates motioned that John Peet be retained to consult or testify, if necessary, for waiving the rules or changing the documents. Norma seconded the motion, all were in favor.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, July 18, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapidus, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

F. Major repair update - We are awaiting information from Mr. Peete concerning the possibility of needing 70% approval from homeowners and mortgage holders before moving forward.

G. Rotted wood removal - AFMS has done some removal but will make an effort to get the project completed.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors meeting was held and called to order on Monday, August 15, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapidus and Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

E. Major repair update - Joel McTague provided information on the following:
Replacing T-111 with stucco would require approval from 75% of the homeowners
Installing hurricane impact windows would also require approval from 75% of the homeowners
For mortgages prior to 2007, the mortgage holder must be notified and given 60 days to respond

F. Rotted wood removal - AFMS is talking to a temp agency to assist Gregorio for 1 or 2 days per week

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors held a workshop on Saturday, March 31, 2012 and Tuesday, April 3, 2012 at the Omega Villas Recreation Center.

Present at the March 31 meeting were Norma Aker, Patty Sabates, Blaire Lapidus and Patsy Cates. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weinberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Pedro Lasaide and Mike Salus from the architectural firm.

Present at the April 3rd meeting were Norma Aker and Blaire Lapidus. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weinberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Manny Synalovski from the architectural firm.

Information was presented by the architects, attorneys and accountant about the possible options to repair the buildings and bring them up to current building codes. Many building materials, costs and time frames were presented.

Information about the required inspection for structural and electrical integrity of the buildings at 40 years (2018) and the impact it may have on continuing to maintain insurance was presented.

Many financing and payment options for the project were offered.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 25, 2018 at 7:29 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Chris Trapani was absent.

As the board reviewed the minutes of the June 27, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lapides; all were in favor.

Old Business:

40-year Certification of Phase 1 – Farrukh Saveed of S&D Engineering and Construction, Inc. presented the preliminary report of his required assessment to comply with the 40-year certification process.

Electrical:

- Outside electrical meters, wires and circuit boards need to be replaced
- Homeowners should replace/upgrade the inside panels
- Safety switch for air conditioner needs replacement
- Grounding for the electrical needs to be replaced

Structural:

- Buildings have not been maintained
- Flat roof is bad with broken gutters
- T-111 is rotted and structure behind is probably also rotted
- Joists/beams that are cracked need to be sister or replaces
- Fasteners on sliding glass doors need replacing
- Fences need replacing
- Cracked stucco need repair
- Concrete pads and wood spacers need repair/replacement
- Windows need caulking

Mr. Saveed estimated the electrical would cost approximately \$25,000 per building and the structural would be between \$75,000 to \$100,000 per building.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors met on Monday, October 22, 2018 at 3:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew. Steve Weinberg, Esq. was also in attendance and will be assisting with the loan and contract process.

Chris Trapani was absent.

Carol Eskew provided copies of expression of interest letters from three financial institutions which were discussed at length. The Board directed Carol to contact two of the institutions to negotiate more favorable terms and loan amounts.

Steve Weinberg outlined the steps to commence the construction process, starting with a bid specification RFP. He also explained the attorney compliance letter that a lender would require.

Several construction companies were discussed as large and reputable enough to handle the scope of work Omega Villas requires. Bids will not be limited to those companies that were discussed.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Thursday, November 29, 2018 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidés, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

Unfinished Business:

40-year Certification/Restoration – The engineers report has been provided to the City of Plantation. Carol Eskew of Juda, Eskew has been in contact with three lenders about securing the loan. The roofs are at the end of their useful life and should be included in the restoration project. Weinberg suggested hiring an architect to do drawings on one building as a test to determine the underlying damage.

Architect Drawings – Bids were received and reviewed by the board. Blaire Lapidés made a motion to accept the bid from Stanley N. Schachne Architect, P.A., Patty Sabates seconded the motion, all were in favor.

SM was directed to obtain impact window and hurricane shutter samples with potential costs for them as well as cost to change exteriors to stucco vs. replacing T-111.

Project Updates – addressed in Management Update section.

Note: SM stands for Sunrise Management – notice they were directed on November 29, 2018 Board Meeting, after Faruk stated in the July 25, 2018 Board Meeting that he could caulk the windows – to obtain pricing and samples for hurricane impact windows! This seems to indicate this is a money grab mandate!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors annual meeting was held and called to order on Wednesday, February 12, 2020 at 7:30 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Chris Trapani, Blaire Lapidés and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Farrukah said the architectural drawings have been completed for phase 1, 2, and 3. All the materials will be the same with only the quantities changing due to the size of each building. Farrukah made the following suggestions:

- Use DensGlass as a base for stucco instead of plywood which will reduce the possibility of rotting. The cost is almost the same for plywood vs. DensGlass
- Windows not replaced due to costs but will be rescaled and caulked with composite trim instead of wood trim.
- Loose fence boards will be repaired; missing fences will be replaced as will the trellises.
- All roofs will be replaced including flashing, gutters and downspouts with shingles on pitched roof and TPO on flat roofs.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, March 21, 2023, at 7:10pm.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction.

None were absent.

Items that may need the unit owners votes to make a material change include:

- Trellises – remove or replace and with what material, or eliminate
- Window/door banding – remove or replace with stucco or replace with Hardie board, or eliminate
- T1-11 – replace with Hardie board, **stucco** or T1-11

Costs for each option will need to be included in the communication to the unit owners.

To that end and to supply the financial institution with exact costs, a meeting is closed scheduled for March 28, 2023 at 7:00pm at the clubhouse. The Board of Directors, Jay Pietrafetta, Farrukh Sayeed, Levy Horvath, and a representative for Juda Eskew.

This meeting is on video uploaded to YouTube by the way... Um, so by November 7, 2023 Board Meeting (below), I am guessing the Rogue Board made it mandatory to replace the windows without ever securing the requisite 2/3rds votes from the Owners – Money Grab?? Hence, why I took my case to Arbitration over Hollander's said “window inspection”!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. **MINUTES**

A Board of Directors meeting was held and called to order on Tuesday, November 7, 2023 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members **Patty Sabates**, Eric Richards and Blaire Lapidus. None were absent.

Also in attendance were Jay Pietrafetta of Sunrise Management (SM), Farrukh Sayeed and Daniel McGrady of S & D Engineering and Construction, Inc., Levy Horvath of Austro Construction, Inc. and on-site manager Doran Frai.

Patty Sabates called the meeting to order and presented the following information:
“To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight’s meeting using some guidelines from Robert’s Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can ear and be heard.

The following guidelines will be use to ensure a successful and productive meeting.

Farrukh Sayeed reviewed the status of the project, noting that the electrical portion was complete. Daniel McGrady will inspect the construction and Farrukh will oversee it. Daniel walked the property last Friday to prepare for the start of work. Staging will be in front of the clubhouse and on the tennis court.

Levy Horvath showed samples of hurricane impact windows that the owners can purchase directly through him at a reduced price. He will visit each unit and contact the owner to discuss the impact windows. Austro will not be responsible for the breakage of existing windows. Levy asked that residents remove all personal items, including plants, from the fence and the walls prior to work beginning. Screening and framing may need to be removed. Hurricane shutters

Statement on Window Caulking vs. Replacement

The engineer’s report identified caulking as the needed maintenance for the windows — not replacement. That’s a basic upkeep item, not a structural failure, and it directly contradicts the Board’s later push for mandatory window replacements. Any “visual inspections” commissioned afterward — including those routed through Attorney Hollander — cannot override the original engineering assessment. If anything, the shift from a simple caulking recommendation to a full replacement mandate demonstrates a breakdown in honesty, a misuse of authority, and a potential effort to manufacture justification where none existed.

So, my question is why Am I having this Arbitration again for Window Inspection, do I trust any vendor or service provider to give me this hear – no I call “unclean hands” and all that is/has been provided by this HOA Board Et Al is tainted...

The attached documents (and dozens more in my archive and on my YouTube channel) make the case clearly:

This was never negligence.

This was never confusion.

This was apparent willful misconduct carried out over years, with professionals who knew exactly what the law required in this Whistleblower's most stern opinion.

The residents deserve accountability — NOT another **18 years** of watching agencies shrug while their homes, finances, and health are put at risk.

Sincerely,

Shawn Martin, MBA

Owner, Director & Whistleblower @ Omega Villas Condo Association

www.HOAJusticeNow.com

Attachments and Linked-Attachments included:

- *My Arbitration Motion is attached that predicates on the "unclean hands" doctrine. Refer to the attached file - **Arbitration response SM 10.15.25 1.1 v2 1-48.pdf***
- *My Arbitration Motion to obtain another date is also attached which I had to verbally call the DBPR Arbitration unit and scale this up to get a confirmation from the Arbitrator my Arbitration was moved to December 16 - 1 day before my tumor surgery on the 18th... Refer to the attached file - **Arbitration via Fax and Hollander via mail 11.6.25.pdf***
- *2011–2012 Vote Requirement Minutes Excerpts (attached file: **2011 Minutes - 70 Percent Vote Required.pdf**)*
- *2011–2023 Legal & Architectural Discussions - See the attached **2018-23 YE BOD Minutes PDFs** with Legal/Architectural Discussions Highlights in Years 2018-19 & 2020-23. And, the full breakdown analysis similar to the attached file (**2011 Minutes - 70 Percent Vote Required.pdf**) of the Minutes I have on hand can be located at the following [Links](#):*
- **[Omega Villas Board Minutes \(2005–2008\) — Part 1 of the City Fines & Governance Study \(2005–2025\)](#)**
- **[Omega Villas Board Minutes \(2010–2014\) — Part 2 of the City Fines & Governance Study \(2005–2023\)](#)**
- **[Omega Villas Board Minutes \(2018–2023, Pre–40-Year Recertification Construction\) — Part 3 of the City Fines & Governance Study \(2005–2025\)](#)**
- ***Consolidated list of all Minutes on File for 2005–2023 (not highlighted but keyword searchable):** [Link](#) or URL: <https://hoajusticenow.com/wp-content/uploads/2025/11/2005-2023-Consolidated-BOD-Minutes.pdf>*
- ***Mailbox Construction Notice (No Vote / No Meeting) - Attached WhatsApp 2025 Jpeg image***
- ***Video links documenting Board admissions, retaliation, and construction representations:***
- **[www.HOAJusticeNow.com \(main website\)](#)**
- **[https://hoajusticenow.com/home/omega-villas-case-files-links/ \(links to all Case File Exhibits published so far\)](https://hoajusticenow.com/home/omega-villas-case-files-links/)**
- - **New Exhibits or Newly Updated**
 - **[Exhibit O — DBPR Financial Oversight Failures & Accounting Irregularities](#)**

- [Exhibit O2 — Juda Eskew / Carol Eskew Steering Influence & Financial Liaison Activities Evidence Summary](#)
- [OMEGA VILLAS LEADERSHIP IN ACTION](#)
- [Omega Villas 2026 Proposed Budget — BOD Meeting \(November 18, 2025\)](#)
- [Exhibit BB — Legal Spend & Recall Suppression \(2007-2011\)](#)

On Wed, Nov 26, 2025 at 11:55 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Omega Villas — Key Video Evidence Recap

Hi All,

As a quick refresher on how we arrived at our current situation, here are critical moments from board meetings showing Patty's toolkit for influencing decisions at Omega Villas, including the involvement of attorney Hollander's firm and board actions that directly impacted the community and whistleblower activities:

PRESIDENT PATTY'S TOOLS TO CONTROL THE OMEGA VILLAS COMMUNITY – OMEGA VILLAS BOARD MEETING VIDEO EVIDENCE

(Examining how the Board consolidated control, influenced elections, and directed attorney involvement.)

- **10/24/23 Board Meeting** — Board confronted about City of Plantation fines & liens. Attorneys show up by the next December 2023 meeting.
[Watch Clip](#)
- **3/19/24 Election Meeting** — Annual officer election ensuring Patty & Blaire's bloc (5 supporting owners) re-elected board members over 2 minority owners. Brought **Atty Hollander** in to ensure rogue Board's election and Officer Appointments!
[Watch Clip](#)
- **3/19/24 Community Protest** — Attorney discussion during the election meeting.
[Watch Clip](#)
- **1/30/24 Board Meeting** — Attorney advising on 40-Year Recert compliance issues and fines, including directing residents to relocate and laying groundwork for board defense strategies:
 - Discussion with Mayor on compliance: [Watch Clip](#)
 - Fine reduction & board defense: [Watch Clip](#)
 - Residents relocation advice: [Watch Clip](#) **Regentrification due to corruption?**
- **1/30/24 Board Meeting** — Discussion on window system replacements and confronting Board about prior notification regarding 40-Year Recert (2005–2006).
[Watch Clip](#)
- **1/30/24 Board Meeting** — Attorney discussing fines & unit owner comments.
[Watch Clip](#)
- **5/21/24 Omega Villas Board Meeting** — Police discussion & attempted removal of a board member (potentially illegal).
[Watch Clip](#)
- **3/25/25 BOD Annual Election** — **Patty failed to ensure a legitimate board; rogue board members nominate each other as officers.**
[Watch Clip](#)
- **10/28/25 Board Meeting** — Board explains why whistleblower (BOD member) could not attend legal committee meeting.
[Watch Clip](#)

Note: These clips illustrate the escalation of attorney involvement and selective board decision-making that has consistently disadvantaged minority owners and residents, contributing to ongoing compliance and safety issues at Omega Villas.

And this leads us to this series of Exhibits which is all about the Money:

- **Omega Villas 5 Year Maintenance & Special Assessment Fees Outlook** – Long-term projections showing how assessments and maintenance fees have been structured and applied over the past five years.
- **Omega Villas 2026 Budget Study** – A detailed analysis of projected expenses, reserve requirements, and funding gaps for 2026.
- **Omega Villas 2026 Proposed Budget – BOD Meeting (November 18, 2025)** – Official proposed budget reviewed and voted on by the board, highlighting areas of discretionary spending, reserve allocations, and assessment planning. Highlights owner issues in affordability and attacks from President Ken Aker, former President to insure spending continues for security and legal.

These exhibits provide critical context for understanding the financial decisions and potential liabilities that have influenced board actions and the ongoing disputes.

-Shawn

On Wed, Nov 26, 2025 at 11:08 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Urgent: Watchdog Email Update November 26, 2025 -- Board Retaliation Over Budget Questions — Evidence & Immediate Oversight Requested

Dear Oversight Authorities, Media, Legislators, and HOA Advocacy Groups,

I am forwarding an owner-to-board email exchange (below) because it plainly demonstrates how reasonable, cost-saving questions from owners are being met with dismissive, gatekeeping, and retaliatory behavior — behavior that is consistent with a much larger, documented pattern of financial mismanagement, misuse of legal/security spending, and efforts to suppress owner oversight at Omega Villas.

The core exchange (Nov 23, 2025) is simple: an owner politely raised budget concerns — legal costs, construction assessments, landscaping, sidewalks, and vendor bidding — and was immediately met with a defensive, “don’t be divisive” retort from Board leadership (Elizabeth and Patty). That response is not a neutral governance posture; it is the same playbook we’ve documented for years: **gaslight the questioner, cloak decisions in “authority,” and escalate spending on attorneys/security instead of answering the substance.**

Why this matters: the email thread is not an isolated social awkwardness — it’s the real-time mechanic of a system that inflates owner costs, weaponizes legal and security channels, and punishes owners who press for transparency.

Below is a concise package for your immediate review.

1) The Thread (verbatim summary)

- **Nov 23 – owner (o2btal@aol.com):** civil, constructive budget suggestions — flagged excessive legal fees (~\$125k in 2025 so far), potential \$175k+ construction assessment for 2026, window/sidewalk concerns, excessive tree trimming, and demand for more bids/negotiation. Urged good-faith cost controls and thanked Board for public service.
- **Nov 23 – Elizabeth Palen (VP):** replied with a short message thanking the sender and rejecting the implication that any Board member lacked “good faith,” then stated she would not engage further and framed the issue as “divisive.”

- **Nov 23 – Patty Sabates (President):** agreed with Elizabeth.

- **Nov 23 – owner reply:** reasserted the right to offer opinions and reiterated the need for open discussion.

Takeaway: a straightforward owner cost-savings inquiry was reframed by leadership as a “divisive” attack — a classic intimidation move that chills participation and avoids substantive responses to legitimate governance questions.

2) How this ties into the broader, documented pattern

This exchange is consistent with the issues raised repeatedly across our evidence set and in the November 18, 2025 **Omega Villas 2026 Proposed Budget** meeting, where the Board repeatedly:

- Used legal and insurance rationales to justify large, front-loaded budget estimates;
- Framed safety/fear (threat claims) to justify a **400% increase** in security spending;
- Repeatedly asserted that statutory or permit requirements forced immediate costly decisions (landscaping, sidewalks, planting) while failing to produce posted bids, permit documents, or inspector records on demand;
- Passed contractor-caused damage costs to owners rather than holding vendors accountable;
- Routinely escalated routine management tasks to attorney billing (certified letter outsourcing, collections) instead of using lower-cost administrative options.

This email thread is the micro version of those macro tactics: silence the question, protect the narrative, and control the channel.

3) Evidence Package (attached / linked) — Please review immediately

Key Exhibits & Linked Attachments:

- **The Omega Villas Case Study — Overarching Theory of Systemic Failure, Manipulation, and Control (2005–2025)**
- **Exhibit CC — Eighteen Years of Governance Patterns – The Omega Villas Board Minutes & Financial Analyses (2005–2023)** — master analysis of minutes, ledgers, and vendor continuity.
- **OMEGA VILLAS LEADERSHIP IN ACTION**
- **Exhibit X — Video Documentation of Behavior Patterns**
- **Omega Villas 2026 Proposed Budget – BOD Meeting (November 18, 2025)**
- **Omega Villas 2026 Budget Study**
- **Omega Villas 5 Year Maintenance & Special Assessment Fees Outlook**
- **Exhibit O — DBPR Financial Oversight Failures & Accounting Irregularities**
- **Exhibit R — Possible Collusion & Influence Patterns Among Omega Villas Board, Legal Counsel, and Contractors**
- **Exhibit Q2 — Austro Construction: Destruction & Harassment Events**
- **Exhibit L2 — Attorney Rhonda Hollander: Documented Communications & Proceedings (2023–2025)**

- **Omega Villas Board Minutes (2005–2008) — Part 1 of the City Fines & Governance Study (2005–2025)**
- **Omega Villas Board Minutes (2010–2014) — Part 2 of the City Fines & Governance Study (2005–2023)**
- **Omega Villas Board Minutes (2018–2023, Pre–40-Year Recertification Construction) — Part 3 of the City Fines & Governance Study (2005–2025)**

- **Linked-Attachment-PDFs to be included:**

1. *Elizabeth Attack & SLAPP Complaint 3.26.25.pdf*
2. *RICO Analysis of 11-24 vs 3-25 Letters 4.1.25.pdf*
3. *RICO Request Elizabeth Attack 3.26.25.pdf*
4. *RICO Rhonda & WhatsApp Complaint 4.13.25.pdf*

4) Concrete requests / required actions (do not delay)

1. **Preserve evidence now:** download and secure local copies of every video and attachment in this email. Record download timestamp/platform. Do not alter files. (Preservation instructions attached.)
2. **DBPR / DBPR-IG / HUD / Federal contacts:** please open or escalate an inquiry into:
 - Potential violations of Florida condominium statutes (minutes, notice, records access).
 - Possible misuse of association funds and improper outsourcing of enforcement/collection activities.
 - Patterns of retaliation against owners and potential federal whistleblower/ civil-rights implications where applicable.
3. **Lenders & auditors:** Chase, LoanDepot, and any other lender with files on Omega Villas — add these exhibits to the loan and oversight files and confirm receipt.
4. **Media / Public Interest:** local investigative press — review and consider reporting; this is an owner-impact story with public interest implications.
5. **Acknowledgment & timeline:** I am requesting written acknowledgment of receipt and an intended timeline for review/action within **7 business days**.

5) Chain-of-custody & recommended owner actions

- **Download videos/attachments** immediately; preserve originals.
- **Do not publicly edit or annotate** the originals; keep copies of any forwarded messages and note recipients.
- If you observe unlawful intimidation or threats, **file a police report** and forward the incident report to DBPR/DBPR-IG.

6) Closing — why oversight must act now

This owner-email exchange is the latest, clearest example of the same destructive pattern **Exhibit CC** documents across two decades: create urgency, weaponize enforcement/legal/security, and punish the owners who ask questions. Owners are being priced out, threatened with escalation, and denied the straightforward transparency they're entitled to.

I am requesting immediate review and corrective action. Continued delay allows a system of inflated spending and suppressive governance to persist — and that harms owners now.

Respectfully,

Shawn Martin, MBA

Owner | Director & Whistleblower @ Omega Villas Condo Association

www.HOAJusticeNow.com

Watchdog Case Study Key Exhibits:

For more in depth information on this case study's evolution, visit the below website pages (links provided):

Omega Villas Condo Assoc. Case Files -- Links



- [The Omega Villas Case Study — Overarching Theory of Systemic Failure, Manipulation, and Control \(2005–2025\)](#)
- [The Land Grab Theory — When Construction Turns Into Control](#)
- [⚠️⚠️⚠️ Exhibit L — ⚠️⚠️⚠️ Government Correspondence Timeline & Systemic Oversight Breakdown Overview ⚠️⚠️⚠️](#)
- [Omega Villas Story Vs Fraud in Documented Florida COA Cases](#)
- [RICO Type Email Escalations — March 2025 → October 2025](#)
- [Bank Accountability & Intervention Blueprint](#)
- [Omega Villas Condo Rules & Regs \(mid-2024 To 2025\): Weaponized Control, Legal Overreach & Owner Suppression](#)
- [OMEGA VILLAS LEADERSHIP IN ACTION](#)
- [Additional Videos Exhibit for Omega Villas Website](#)
- [Omega Villas 5 Year Maintenance & Special Assessment Fees Outlook](#)
- [Omega Villas 2026 Budget Study](#)
- [Omega Villas 2026 Proposed Budget – BOD Meeting \(November 18, 2025\)](#)
- [Omega Villas Board Minutes \(2005–2008\) — Part 1 of the City Fines & Governance Study \(2005–2025\)](#)
- [Omega Villas Board Minutes \(2010–2014\) — Part 2 of the City Fines & Governance Study \(2005–2023\)](#)

- **Omega Villas Board Minutes (2018–2023, Pre–40-Year Recertification Construction) — Part 3 of the City Fines & Governance Study (2005–2025)**

RICO Type Exhibits -- Links

- **Exhibit G — Timeline of Access Requests and Retaliatory Context**
- **Exhibit G-2 — SLAPP Suit, Statutory Violations, and RICO Considerations**
- **⚠️⚠️⚠️ Exhibit L — ⚠️⚠️⚠️ Government Correspondence Timeline & Systemic Oversight Breakdown Overview ⚠️⚠️⚠️**
- **Exhibit L2 — Attorney Rhonda Hollander: Documented Communications & Proceedings (2023–2025)**
- **Exhibit O — DBPR Financial Oversight Failures & Accounting Irregularities**
- **Exhibit Q — Contract Review: Austro Contract vs. Reality**
- **Exhibit Q2 — Austro Construction: Destruction & Harassment Events**
- **Exhibit R — Possible Collusion & Influence Patterns Among Omega Villas Board, Legal Counsel, and Contractors**
- **Exhibit S — Historic Neglect & Oversight Failures (2007–2025)**
- **Exhibit S-3 — Electrical Scope Deviation & Permit Misrepresentation (2008 Case CE08-03180)**
- **Exhibit S-4 — Gould Roofing Company, Inc. Complaint Evidence (2008)**
- **Exhibit T – Unauthorized Furring Strips & Missing Insulation at Omega Villas**
- **Exhibit T2 – Furring Strip Drainage Path Concerns & Potential Implications at Omega Villas**
- **Exhibit U – Pattern of Off-Duty Police Involvement & Misuse of Law Enforcement at Omega Villas**
- **Exhibit V — Citation and Enforcement History (2007–2025)**
- **Exhibit X — Video Documentation of Behavior Patterns**
- **Exhibit AA — Documented Allegations of Legal Violations by Omega Villas Condominium Association and Associated Vendors**
- **Exhibit AA3 — Legal Action & Foreclosure Pattern Summary (2018–2025)**
 - *(NOTE: Exhibit AA3 is a downloadable file link that will download upon clicking it.)*
- **Exhibit BB — Legal Spend & Recall Suppression (2007–2011)**
- **Exhibit CC — Eighteen Years of Governance Patterns – The Omega Villas Board Minutes & Financial Analyses (2005–2023)**

10.28.25 – Board Meeting Confrontation (Video Evidence)

Recorded pre-meeting verbal confrontation initiated by Board President Patty Sabates and Treasurer Blaire Lapidés in the presence of law enforcement.

- ◆ This incident occurred after the Board had been formally notified of the owner's medical condition and represents a continuation of retaliatory behavior despite notice. Link: **Arbitration Motion via Fax & Hollander copy via Mail 11.6.25**

- ◆ **Cross-References:** **Exhibit L2** (Retaliation Timeline), **Exhibit U** (Police Involvement), **Exhibit X** (Video Archive).
- ◆ **Related Legal Framework:** F.S. §760.37; 42 U.S.C. §3617 (Fair Housing & Disability Retaliation Protections).

On Sun, Nov 23, 2025 at 3:39 PM o2btal <o2btal@aol.com> wrote:

Thank you for your response Point well made. Obviously I'm entitled to my opinion as are you. If we are all looking out for the same end goal we should all be open to listen to other people's suggestions and I don't find that is always the case as displayed in our last meeting.

Sent from my T-Mobile 5G Device

----- Original message -----

From: Patty Sabates <psabates48@gmail.com>
Date: 11/23/25 3:12 PM (GMT-05:00)
To: Elizabeth P <elizabeth.palen@hotmail.com>
Cc: o2btal@aol.com, Blaire Lapidés <bjlapides@bellsouth.net>, Shawn Martin <sem2000s@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Miriam Tirado <miriam71@comcast.net>, Kareem Chen <kcchen.80@gmail.com>, Office Support YMS <info@yourmanagementservices.com>
Subject: Re: IMPORTANT 2026 BUDGET INFORMATION

Thank You Elizabeth. My thoughts exactly.

On Sun, Nov 23, 2025 at 3:07 PM Elizabeth P <elizabeth.palen@hotmail.com> wrote:

Thank you for your email and holiday wishes.

I do want to clarify one point before addressing anything else: stating that "some board members are doing the right thing for the owners" implies that others are not. That implication is entirely inaccurate. Every Board member present has consistently acted in good faith and with the community's best interests in mind. While Patty and I may not always vote the same way, I fully recognize her commitment, diligence, and efforts to ensure we remain compliant, safe, and properly structured. A disagreement on a specific matter does not reflect a lack of good faith or ill will from either of us — it simply reflects differing perspectives.

I do not support divisive framing within the community and will not participate in it.

Regarding your budget concerns, I agree with you in certain areas and have been independently reviewing potential reductions rather than simply offering commentary. The Board is actively evaluating what is necessary, what is legally required, and where adjustments can realistically be made without jeopardizing safety, compliance, or long-term planning.

This will be my only response on the matter, as I will not be engaging in further back-and-forth.

Well wishes,
Elizabeth

On Nov 23, 2025, at 1:18 PM, o2btal@aol.com wrote:

To all Board members and Diana,

I was glad to see that some board members are doing the right thing for the owners in the community. Times are tough and we should all do our best to keep our costs down as low as we can.

Here is my opinion on some issues you may want to consider during this budget process:

1 - Legal - The Board has authorized and we have been billed approx. \$125,000 in attorney fees in 2025 so far this year. This was not budgeted and has to be paid by owners, possibly another assessment. This is an enormous amount of money. Most is due to construction related issues that should not have been issues in the first place. ie. unclear contract issues and lack of proper due diligence on the part of the general contractor who didn't properly inspect the property prior to execution of the contract. Some of this should perhaps be borne by the contractor.

2 - Construction - There may be another assessment for the additional construction costs for electrical, plumbing and a/c work, up to approx. \$175,000+/- for 2026. This was already approved by the Board.

3 - Windows - There may be an additional assessment for owners who can't afford windows in the event the Board decides to put them in and assess us.

4 - Sidewalks - I believe the Board can show good faith by repairing the area where the trip occurred and do further repairs a little each year. We should also look into correcting the issue causing the problem, roots. Roots can be cut and/or removed at the sidewalk edge in order to avoid future issues and may solve some existing ones. Savings of \$40,000.

5 - Tree trimming - Twice a year is excessive and should only be done once per year in accordance with all tree trimming guidelines, feel free to research, it will take you 2 minutes. If there are seed droppings, we have a maintenance man, make sure he has a blower and uses it. Otherwise, brooms work. Savings of \$12,000.

6 - If bids are coming in substantially higher than last year, it is our option and obligation to get more than 2 bids. Many people would love the work and may become more competitive if they know we are bidding it out. Negotiate . . .

7 - Maint/Janitorial - Not sure why this category went up. The exterior maintenance by our maintenance person is sub par at best.

Sorry Diana. This needs to be improved regardless. This is the President's responsibility to see that it improves.

PS This doesn't require attorney review and more legal fees, it's just my opinion and two cents.

HAPPY THANKSGIVING TO ALL!

2 attachments

 Arbitration response 12.1.25.pdf
370K

 **40-Year Recert. Key Discussions (SM v2).pdf**
4304K