

February 2, 2026

**CERTIFIED MAIL, RETURN RECEIPT
REQUESTED AND FIRST CLASS US MAIL**

Shawn Martin
1760 NW 73rd Avenue #48
Plantation, FL 33313

RE: Omega Villas Condominium Association, Inc.
Delinquent Assessments for 1760 NW 73rd Avenue #48, Plantation, FL 33313

Dear Mr. Martin

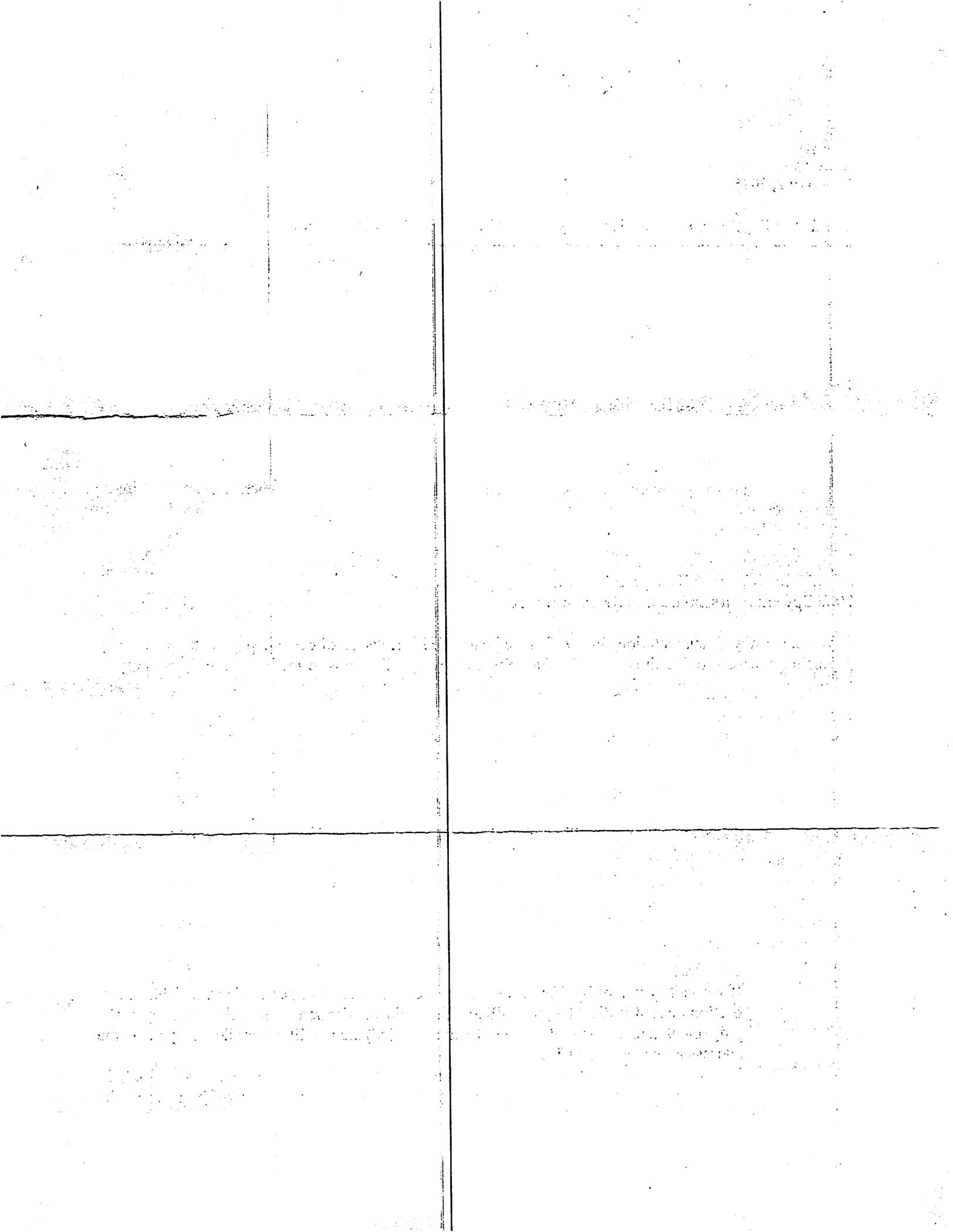
This firm represents Omega Villas Condominium Association, Inc. Please ensure all future correspondence is sent to this office. This letter shall serve as the Association's notice of intent to record a Claim of Lien against your property, due to your failure to pay monthly and/or special assessments. Please be advised that if the amount set forth in this letter is not satisfied through full payment of the outstanding amount due, including all attorney's fees and costs, within forty-five (45) days after your receipt of this letter, a Claim of Lien will be recorded against your property. Delivery of the notice shall be deemed given upon mailing as required by **Section 718.116** and **718.121**. Under the terms and provisions located within **Section 718.116**, Florida Statutes and the Declaration of Condominium for Omega Villas Condominium Association, Inc. you will be held liable for all attorney's fees and costs that a foreclosure action will generate. The foreclosure proceeding can be very costly to you and it is in your best interest to immediately satisfy the outstanding debt. In accordance with **Section 718.116**, Florida Statutes, any payment received by an association must be applied first to any interest accrued by the association, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment.

To satisfy the debt and avoid it from being filed in the Public Records as an encumbrance on your property, you must pay the amount due as set forth specifically below.

The breakdown is as follows:

Maintenance from October, 2025 through February, 2026 at \$625.00/mth	\$ 3,125.00
Special Assessment from October, 2025 through January, 2026 at \$295.00/mth (due on the 15 th of each month)	\$ 1,180.00
Window Special Assessment from January, 2026 at \$1,677.70/mth (due on the 15 th of each month)	\$ 1,677.70
Maintenance Late Fees at \$25.00 per charge	\$ 100.00
Special Assessment Late Fees at \$25.00 per charge	\$ 100.00
Interest (10%) ¹	\$ 82.10
Attorney's Costs	\$ 41.42
Attorney's Fees	\$ 450.00
Total Due if paid on or before February 10, 2026	\$ 6,756.22

¹ Interest accrues at the rate of 10%.



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**Total Due if paid on or after February 11, 2026 and by February 14, 2026,
add \$25.00 for Maintenance Late Fee \$17.16 in Interest** \$ 6,798.38

**Total Due if paid on or after February 15, 2026 and by February 25, 2026,
add \$295.00 for February, 2026 Special Assessment, \$1,677.70 for February,
2026 Special Assessment, and \$6.91 in Interest** \$ 8,777.99

**Total Due if paid on or after February 26, 2026 and by February 28, 2026,
add \$25.00 for Special Assessment Late Fee and \$24.97 in Interest** \$ 8,287.96

**Total Due if paid on or after March 1, 2026 and by March 10, 2026,
add \$625.00 for March, 2026 Maintenance and \$6.85 in Interest** \$ 9,459.81

**Total Due if paid on or after March 11, 2026 and by March 14, 2026
add \$25.00 for Maintenance Late Fee \$24.57 in Interest** \$ 9,509.38

**Total Due if paid on or after March 15, 2026 and by March 21, 2026,
\$295.00 for March, 2026 Special Assessment, \$1,677.70 for March,
2026 Special Assessment, and \$9.88 in Interest** \$ 11,491.96

If you have any documentation, in the form of cancelled checks or direct bill payments, evidencing payments, please provide those to our office for our review. The most effective and efficient way to determine what amounts are due and owing and whether credits have to be applied is through a review of your cancelled checks.

Demand is hereby made on behalf of our clients that you tender a check, in the amount set forth above within forty-five (45) days after your receipt of this letter. This demand is made in accordance with the provisions of the Fair Debt Collection Practices Act.

- a. This is an attempt to collect a debt by a debt collector and any information obtained will be used for that purpose.
- b. The amount of the debt is stated herein.
- c. The Association named in the letter is the creditor to whom the debt is owed. This law firm represents the interest of the Association.
- d. Unless within forty-five days after receipt of this correspondence you dispute the validity of the debt, or any portion thereof, the debt will be assumed valid by the debt collector.
- e. If you notify this office in writing within the forty-five days period that the debt, or any portion thereof is disputed, this office will obtain verification of the debt or a copy of the judgement and a copy of the verification or judgment will be mailed to you at the address above by this office.
- f. If you notify this office in writing within the forty-five-day period, this office will provide you with the name and address of the original creditor, if different from the current creditor.

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Please be advised that if you do not comply with this demand for payment, our client has authorized us to proceed with litigation to recover all amounts owed, including accelerating your maintenance payments through the end of the year pursuant to the Declaration and/or Florida Statute. If the debt or any portion thereof has been discharged in bankruptcy pursuant to Bankruptcy Code 11 U.S.C., no personal or deficiency judgment shall be sought against the party for the debt or any portion thereof that has been discharged.

No further payments shall be tendered, delivered, or sent directly to the Association/Management Company/Accountant until the delinquent account is paid in full. Any acceptance of a partial payment or untimely payment will not result in the termination of the collection efforts and the file will remain in our office for collection. The collection will continue until the account is paid in full. If payment is not received by the due dates set forth above, the Association will have no alternative but to proceed immediately with any and all legal action that is necessary to protect the Association's interests. If further legal action is required, the above stated amounts will be subject to change, and additional attorney's fees and costs will continue to accrue. We reserve the right to correct any error or omission in the above stated figures made in good faith, whether the error is mathematical, typographical, clerical or otherwise.

Please make your check payable to: HOLLANDER, GOODE & LOPEZ, PLLC Trust Account, and/ or mail/email your proof of payment to:

**HOLLANDER, GOODE & LOPEZ, PLLC
314 South Federal Highway
Dania Beach, Florida 33004
Carlos@HGL-Law.com**

GOVERN YOURSELF ACCORDINGLY.

Very Truly Yours,

/s/ CARLOS F. LOPEZ

Carlos F. Lopez, Esq.
CFL/bms

