



Shawn Martin <sem2000s@gmail.com>

Request for BOD agenda items for July 15th meeting

Popular Net <popularnet@popular.com>

Thu, Jul 10, 2025 at 12:00 PM

To: "sem2000s@gmail.com" <sem2000s@gmail.com>

Dear Customer,

Thank you for your recent inquiry and for visiting www.popularbank.com.

Protecting your financial information is a top priority at Popular. To properly respond to your inquiry, we must first verify your identity and request additional information about your account. For your protection, we cannot request this information via regular email.

Since this is a public email address, we are not able to see information for individual accounts or applications.

You may contact the Popular Association Team at (800) 531-3573

Business hours: Monday through Friday 9:00am to 5:00pm (EST)

For loans related inquiries for Popular Association Banking accounts, please contact:

Phone number: (800) 233-7164

Business hours: Monday through Friday 9:00am to 5:00pm (EST)

Loan servicing e-mail: PABLoanSupport@popular.com

Deposit accounts e-mail: PBCondodepositops@popular.com

Lockbox related inquiries: PBCondoLockbox@popular.com

If you have any additional questions or concerns, please e-mail us, or contact our Customer Care Center at 1-800-377-0800. Our business hours are:

Monday through Friday

7:30 a.m. to 12:00 midnight EST

Saturday and Sunday

9:00 a.m. to 6:00 p.m. EST

For our Loans Department, please call 1-888-500-2612. Our business hours are

Monday through Friday

7:30 a.m. to 9:00 p.m. EST.

New Loan applications only:

Monday through Friday

7:30 a.m. to 12:00 midnight EST

Thank you for choosing Popular. It's always a pleasure to assist you!

Regards,

Alexandra
Popular Online Banking
Customer Care Specialist



----- Original Message -----

From: Shawn Martin [sem2000s@gmail.com]

Sent: 7/9/2025 7:32 PM

To: maudekbruce2@gmail.com; kcchen.80@gmail.com; info@yourmanagementservices.com; rhonda@hgl-law.com; bjlapides@bellsouth.net; maritzawilhelm@yahoo.com; psabates48@gmail.com; elizabeth.palen@hotmail.com; miriam71@comcast.net; kaelanibown@yahoo.com

Subject: Re: Request for BOD agenda items for July 15th meeting

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Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my second formal escalation notice to the Banks, federal agencies, and national watchdog groups, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as illegitimate until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA
Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:
Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing

(FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com>/>

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:
Omega Villas Board of Directors
Rhonda Hollander, Esq. (Association Counsel)
Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.

Given that this matter directly impacts:

- * The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- * The security interests of financial institutions (Banco Popular, Chase, LoanDepot, etc.),
- * And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

 High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board
 Governance & Legal Authority

- * Holding Board meetings and conducting official business
- * No properly seated Board means no quorum to conduct statutory business.
- * Passing or amending Rules & Regulations
- * Any changes to governing documents or community conduct rules lack legal foundation.
- * Appointing or removing officers, directors, or committee chairs

* Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

* Levying special assessments on owners

* Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.

* Raising regular assessments or approving budgets

* Without a valid Board, any budgets approved are legally voidable.

* Authorizing and signing checks or payments

* Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

* Executing contracts with vendors, engineers, contractors, or attorneys

* All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.

* Directing ongoing construction projects (including payment draws from Banco)

* The lack of lawful authority could cause banks to freeze or demand repayment.

* Entering new loan agreements or draw authorizations

* This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

* Initiating or continuing foreclosure actions

* Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.

* Imposing fines or suspensions of owner rights

* Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.

* Responding to statutory records requests

* Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.

This creates direct exposure under FS 718.111(1)(d) for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

 Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA
Owner & Board Member, Omega Villas Condominium Association
Protected Whistleblower & Compliance Strategist
www.hoajusticenow.com<<http://www.hoajusticenow.com>>

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com<<mailto:psabates48@gmail.com>>> wrote:

All
Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post
Thanks

Patty Sabates Sent from my iPhone

thread::M8e6awX1DqGKy6zF7TUhaAA::