



Shawn Martin <sem2000s@gmail.com>

election

Popular Net <popularnet@popular.com>
To: "sem2000s@gmail.com" <sem2000s@gmail.com>

Mon, Jul 7, 2025 at 3:35 PM

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: 7/7/2025 2:10 PM

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

Subject: Fwd: election

[CAUTION: This email was received from an external source. Be cautious when clicking on links, opening attachments, and responding to requests for sensitive information. To help protect yourself, use the Report Phish button located in the message ribbon above to flag any suspicious emails.]

Subject: Formal Notice: No Apparent Lawful Board Seated at Omega Villas Due to Missing Statutory Election Notice – Demand for Authority Clarification

To:
Omega Villas Board of Directors
Rhonda Hollander, Esq.
Omega Villas Association Attorney

Cc:
Banco Popular, Chase, LoanDepot, Rushmore, Figure, Mortgage Insurers, DOJ, DBPR, Inspector General, State & Local Officials, Media Contacts, Homeowner Distribution List

NOTE: Please be advised that only a copy of this initial email communication (without the forwarded correspondence and attachments) will be sent via certified mail for formal statutory notice purposes.

Dear Board Members and Ms. Hollander,

Pursuant to my rights as an owner and sitting Board member under Florida Statutes Chapter 718, I am formally placing this Association, its Directors, and retained counsel on notice of a fundamental statutory defect that undermines any claimed authority of the current Board.

 Failure to Comply with FS 718.112(2)(d) Election Requirements

Per Florida Condominium Law, annual elections require strict compliance with procedural notice:

* A First Notice must be sent at least 60 days in advance.

* A Second Notice with candidate certifications and ballots must be mailed not less than 14 days before the election.

It is now established on record that:

✅ The required Second Notice for the March 25, 2025 Omega Villas election was apparently never mailed to owners. (Refer to the Email attachments with owner statements.)

* This is directly confirmed by Board Vice President Elizabeth Palen's own written statements. (Refer to emails attached for where this information was derived.)

Without proper notice and subsequent voting, no legally constituted Board exists under FS 718.112(2)(d).

Further, instead of conducting a properly noticed election in compliance with FS 718.112(2)(d), it appears the Board planned a documented and video-recorded public attack on dissenting owners immediately after the scheduled meeting ended and the general forum opened. This footage is available upon request and underscores the intentional avoidance of lawful governance in favor of orchestrated intimidation. (Side note: Full invoices and payment authorizations for Hollander's legal services should now be provided for independent compliance review, as there appear to be potential statutory and fiduciary irregularities tied to her continued representation absent a validly seated Board.)

Demand for Statutory Proof of Counsel's Authority

Given there is no validly seated Board of Directors:

* Please immediately provide documentation demonstrating how Rhonda Hollander, Esq. is authorized to act as Association counsel at this time.

* This must include a formal written resolution adopted by a properly seated Board, consistent with FS 718.111(3).

Absent such authority, continued representation or execution of contracts, foreclosures, or rule changes by Ms. Hollander may constitute ultra vires conduct exposing her personally and professionally under Florida law.

Preserving Rights and Anticipating Arbitration

If the Board or its counsel continues to exercise powers absent statutory authority:

✅ I will proceed to file a formal demand for arbitration under FS 718.1255 to challenge the validity of Board acts and safeguard owners from ultra vires financial obligations.

Additionally, this matter is already under review by:

* Multiple financial institutions (including Chase active Case #CIBCS1428745),

* State oversight agencies,

* Federal risk evaluators.

They have been copied here to ensure complete transparency of this fundamental statutory defect.

Advisory

Until this defect is cured by proper notice and a valid election:

* Any new financial obligations, contracts, special assessments, or foreclosure actions authorized by this current group of individuals may be deemed null and void, exposing individual Directors and retained counsel to personal liability under FS 718.111(1)(d).

Respectfully,

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

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>>
Date: Wed, Jul 2, 2025 at 3:37 PM
Subject: Fwd: election

[Quoted text hidden]

View Document <<https://hoajusticenow.com/wp-content/uploads/2025/07/SECOND-NOTICE-OF-ANNUAL-MEETING-MARCH-25-2025-OMEGA-VILLAS-CONDOMINIUM-ASSOCIATION-INC.pdf>> (attached PDF below as well)

-  Full March 2025 Email Chain — Owner statements & management responses showing failure to receive mailed notices.

View Emails: Email Chain 1<<https://hoajusticenow.com/wp-content/uploads/2025/07/2nd-Notice-of-2025-BOD-Email-7.2.25-1st.pdf>>; Email Chain 2<<https://hoajusticenow.com/wp-content/uploads/2025/07/2nd-Notice-of-2025-BOD-Email-7.2.25-2nd-1.pdf>>, Email Chain 3<<https://hoajusticenow.com/wp-content/uploads/2025/07/2nd-Notice-of-2025-BOD-Email-7.2.25-3rd.pdf>> (attached PDFs below as well)

-  YouTube Video — March 2025 Board Meeting

Documenting owner confrontation of the Board regarding lack of mailed election notices.

Watch Video<https://www.youtube.com/watch?v=RMo3OMKB_vY>

Thank you for your continued review.

Respectfully,

Shawn Martin
Omega Villas Owner & Director
Protected Whistleblower

----- Forwarded message -----

From: Bendis, Eileen <Eileen.Bendis@myfloridalicense.com<<mailto:Eileen.Bendis@myfloridalicense.com>>>
Date: Wed, Jul 2, 2025 at 12:44 PM
Subject: RE: election
To: Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>>

Shawn,

Here is a copy of the notice.

[cid:ii_197cc76d2954cff311]

Eileen R. Bendis
Regulatory Specialist ii
DIVISION of Condominiums, Timeshares, and Mobile Homes
Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com<<mailto:Eileen.Bendis@MyFloridaLicense.com>>

[cid:ii_197cc76d2955b16b22]<<https://twitter.com/FloridaDBPR>> [cid:ii_197cc76d295692e333] <<https://www.linkedin.com/company/department-of-business-and-professional->

[regulation](#)>

From: Shawn Martin <sem2000s@gmail.com<<mailto:sem2000s@gmail.com>>>
Sent: Tuesday, July 1, 2025 10:38 AM
To: Bendis, Eileen <Eileen.Bendis@myfloridalicense.com<<mailto:Eileen.Bendis@myfloridalicense.com>>>
Subject: Re: election

[NOTICE] This message comes from a system outside of DBPR. Please exercise caution when clicking on links and/or providing sensitive information. If you have concerns, please contact your Knowledge Champion or the DBPR Helpdesk.

Dear Ms. Bendis,

Thank you for your message.

To my knowledge, no formal cancellation letter was submitted to the DBPR regarding the March 25, 2025 Board election at Omega Villas. I was one of the applicants who formally requested DBPR election monitoring. However, the Board later announced that an election monitor was no longer required because there were only nine candidates for nine open positions.

That said, I never received a written cancellation notice, nor have I seen one distributed to the ownership or submitted to the Division. Your inquiry now confirms that the Board may have failed to notify DBPR as required under Florida Administrative Code, despite their public claim that the election had been administratively canceled.

Given the Board's history of irregular elections, procedural missteps, and retaliatory conduct against owners, this lack of formal cancellation notice raises further questions about the legal standing of the current Board.

Additionally, please note that this email response will be included in ongoing disclosures to financial institutions, federal oversight bodies (including the DOJ), and mortgage risk divisions at Fannie Mae and Freddie Mac. These parties have been provided with a full archive of exhibits, video evidence, and filings documenting the structural, financial, and governance failures currently affecting the Omega Villas community. This DBPR oversight gap now becomes part of that timeline.

Please advise if you require a formal confirmation from the Association regarding their cancellation notice, or if DBPR plans to follow up with the Board directly.

Sincerely,

Shawn Martin, MBA
Unit Owner & Board Member
Omega Villas Condominium Association

On Fri, Jun 27, 2025 at 8:37 AM Bendis, Eileen <Eileen.Bendis@myfloridalicense.com<<mailto:Eileen.Bendis@myfloridalicense.com>>> wrote:
Good Morning, Shawn,

I'm closing out some records and noticed I never received an official cancellation of the election on March 25, 2025. Could you send me a copy , please?

Thank you,

[cid:ii_197cc76d2954cff311]

Eileen R. Bendis
Regulatory Specialist ii

2/21/26, 8:29 PM

Gmail - election

DIVISION of Condominiums, Timeshares, and Mobile Homes
Florida Department of Business & Professional Regulation

Office: (954) 202-3234

Eileen.Bendis@MyFloridaLicense.com<mailto:Eileen.Bendis@MyFloridaLicense.com>

[cid:ii_197cc76d2955b16b22]<<https://twitter.com/FloridaDBPR>> [cid:ii_197cc76d295692e333] <<https://www.linkedin.com/company/department-of-business-and-professional-regulation>>

thread::VF6h8fGbCVil9nGUVFdIcAA::