

**IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

Shawn Martin,
Plaintiff pro se,

v

CASE NO.: _____

Omega Villas, INC.,
Defendant.

JURISDICTION AND VENUE

1. This is an action for **trial de novo** pursuant to **§ 718.1255(4)(k), Florida Statutes**, following the issuance of a **Summary Final Order** by a DBPR arbitrator dated **January 13, 2026**
2. Under Florida law, **nonbinding condominium arbitration decisions are not entitled to deference**, and either party may seek a **full trial de novo** in circuit court.
3. Venue is proper in this Court because the condominium property, parties, and disputed assessment are located in this county.

NATURE OF THE CASE

4. This case arises from an **association-driven scheme to force universal window replacement**, funded through **unauthorized special assessments**, implemented **without the vote of unit**