



Shawn Martin &lt;sem2000s@gmail.com&gt;

## RE: NEED VOLUNTEERS TO ASSIST WITH NEXT PHASE OF WORK IN PHASES 1, 2 AND 3 WITH UTILITIES SHUT DOWNS

Shawn Martin &lt;sem2000s@gmail.com&gt;

Fri, Nov 21, 2025 at 7:49 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafis.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <askus@sa17.state.fl.us>, "ACAP@Floridabar.org" <ACAP@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud\_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud\_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, mediarelations@onitygroup.com, legal@pnm.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna\_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org, Patty Sabates <psabates48@gmail.com>, Maude King-Bruce <maudekingbruce2@gmail.com>, Elizabeth P <elizabeth.palen@hotmail.com>, Kareem Chen <kcchen.80@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Office Support YMS <info@yourmanagementservices.com>, BLAIRE J LAPIDES <bjlapides@bellsouth.net>, Miriam Tirado <miriam71@comcast.net>, "Esq. Rhonda Hollander" <rhonda@hgl-law.com>

## Subject: Retaliatory Conduct & Non-Consent Reminder – Unauthorized Expansion of Access Demands

Dear All,

This email is to document a **new pattern of pressure and escalation** involving Attorney Hollander's communications on November 21, 2025. Her message—copied below—again attempts to:

- **Shift liability onto owners for construction decisions made by the Board and contractors,**
- **Expand “access” demands beyond anything tied to 40-year recertification,**
- **Treat owners as obligated labor (“volunteers”) to execute construction logistics, and**
- **Imply that “delays” or “damages” will be charged back to the Association or individual owners.**

## **1 NON-CONSENT REMINDER**

**My Position (for the record)**

### **NOTICE OF NON-CONSENT:**

<https://hoajusticenow.com/home/%F0%9F%9B%91-notice-of-non-consent/>

- I do not consent to any additional, expanded, or non-recertification entry or utility shutdowns tied to:**
  - **Furring strips,**
  - **Window removal,**
  - **Electrician staging,**
  - **Plumbing interruptions,**
  - **Or any construction work unrelated to true 40-year life-safety inspection scope.**
- Any attempt to condition, imply, or threaten “damages” or assessments for owner “cooperation”—outside statutory limits—is being documented as:**
  - **Harassment,**
  - **Coercion,**
  - **And abuse of legal authority.**
- These new pushes appear retaliatory, given:**
  - **Pending arbitration matters,**

- **The Board's failure to obtain owner votes for material alterations,**
- **Ongoing federal/bank oversight,**
- **And my documented whistleblower status.**

## **2 RETALIATORY PATTERN – FORMALLY NOTED**

Hollander's November 21, 2025 email continues a multi-year pattern already documented in:

- **Exhibit L:** <https://hoajusticenow.com/home/exhibit-l-government-correspondence-timeline-systemic-oversight-breakdown-overview/>
- **Exhibit L2 (Retaliation Pattern 2023–2025):** <https://hoajusticenow.com/home/exhibit-l2-attorney-rhonda-hollander-retaliatory-pattern-2023-2025/>
- **Exhibit U:** <https://hoajusticenow.com/exhibit-u-pattern-of-off-duty-police-involvement-misuse-of-law-enforcement-at-omega-villas/>
- **Exhibit X:** <https://hoajusticenow.com/exhibit-x-video-documentation-of-behavior-patterns/>
- **2007 to 2025 Arbitration Orders with the 2025 Case still in progress:**
  - 2008 Arbitration Order – [Link](#)
  - 2023 Arbitration Orders – [Link1](#), [Link2](#), [Link3](#), [Link4](#), & [Link5](#)
  - 2025 Arbitration Orders – [Link1](#), [Link2](#), [Link3](#), [Link4](#), [Link5](#), [Link6](#), [Link7](#), [Link8](#), [Link9](#), [Link10](#), and possibly a few more coming.
- **These rulings, spanning nearly two decades, illustrate how millions of taxpayer dollars poured into DBPR oversight have failed to resolve even basic enforcement issues.**

Her email again attempts to:

- **Blame owners for contractor issues,**
- **Shift liability onto residents,**
- **Threaten “damages,”**
- **Require compliance with non-recertification work,**
- **And conscript owners into construction coordination.**

This mirrors her previous:

- **Harassment of emergency contractors in 2024,**
- **Unauthorized window demands in 2025,**
- **Stucco and window letters sent outside legal authority,**
- **Refusal to follow proper pre-arbitration notice requirements,**

- **Improper arbitration filing with no Board vote,**
- **And increasingly aggressive post-watchdog tactics.**

**For the record, this is all being logged as retaliation.**

### **3 WHY THIS MATTERS**

**Attorney Hollander's language ("WE WILL NOT BE ABLE TO RESCHEDULE," "delays will become the responsibility of the association," "owners' lack of participation," etc.) is not aligned with:**

- **§ 718.111(5): limited, necessary, reasonable-hour access**

#### **✓ § 718.111(5)**

Right of entry is limited to:

- reasonable hours
- necessary maintenance
- emergency access

**Not for convenience, staging, scheduling, or contractor preferences.**

- **§ 718.112 Bylaws.—**

#### **✓ § 718.112**

◦ **Board decisions must occur at:**

- **noticed meetings**
- **open to owners**
- **(not via email consensus OR AT ONE OR TWO OFFICERS INDIVIDUAL DISCRETIONS - THIS PATTERN NEEDS TO BE INVESTIGATED FROM 2006 TO 2025)**

- **§ 718.113(2)(a): required owner vote for material alterations**

◦ **✓ § 718.113(2)(a)**

• **Material alterations require:**

- **75% owner approval BEFORE commencement**  
**(not obtained at Omega Villas)**

**July 1, 2024–2025 statutory reforms limiting attorney overreach**

- **✓ July 2024 & July 2025 reforms**

- **Limit: attorney fee enforcement, owner liability for HOA-driven window replacements, and broaden retaliation protections**

**Nor does it reflect the arbitrator's September 17 ruling, which narrowed the case strictly to 40-year recertification access, not broader construction initiatives.**

**Hollander's email contradicts the plain language of all of the above.**

## **4 Oversight Reminder**

As previously noted,

- Chase,
- LoanDepot,
- the DBPR Inspector General,
- OCC,
- DOJ Public Integrity and Civil Rights, and
- multiple elected offices

are actively reviewing Omega Villas' governance and construction practices.

**Today's email from Attorney Hollander has been added to that record.**

## **5 REQUEST FOR CLARIFICATION**

Please confirm in writing:

1. **No expanded access** will be demanded beyond strict 40-year recertification.
2. **No owner will be required** to coordinate contractor logistics.
3. **No "damages" or penalties** will be imposed for non-compliance with unauthorized construction work.
4. **All non-recertification construction activity must follow:**
  - **permitting,**
  - **statutory notice requirements,**
  - **and owner vote requirements.**

## **6 FINAL NOTE**

**Attorney communications that pressure, threaten, or imply authority beyond statutory limits will continue to be documented and referred to oversight agencies and lenders for appropriate review.**

**I expect written confirmation.**

Respectfully,

**Shawn Martin, MBA**

Whistleblower, Director, & Unit Owner – Omega Villas

[www.HOAJUSTICENOW.com](http://www.HOAJUSTICENOW.com)

**TAKEAWAY: Florida writes HOA laws. It just doesn't enforce them. That's the real problem — and why this case keeps escalating to banks and federal oversight.**

**HOLLANDER'S FIRM'S OMEGA VILLAS BOARD MEETING INVOLVEMENT VIDEOS FOR SUPPLEMENTAL EVIDENCE REVIEW (EXACTLY WHO DOES THE ATTORNEY REPRESENT AGAIN?? 2/3RDS OWNERS THAT PAY FOR HER SERVICES OR 3-7 BOARD MEMBERS??) HER FIRM STARTED COMING TO THE MEETINGS AFTER THE OCTOBER 31, 2024 CONFRONTATION WHERE I ASKED PATTY WHEN WERE YOU GOING TO TELL THE COMMUNITY ABOUT THE CITY OF PLANTATION FINES...SEE BELOW:**

- **10/24/23 Omega Villas Board Meeting Clip - Board Confronted About City of Plantation's Fines & Liens - <https://youtu.be/NtC8G7HSG00>**
- **3/19/24 ANNUAL Election Meeting Clip -- Atty Hollander Discussion - [https://youtu.be/DLicBs4O4to?si=r2\\_0ZelobLq2yqlw](https://youtu.be/DLicBs4O4to?si=r2_0ZelobLq2yqlw)**
- **3/19/24 Election Meeting Clip -- Officer Election (ANNUAL MEETING ENSURED PATTY & BLAIRE'S 5 SUPPORTING OWNERS WERE NOW ELECTED BOD AGAINST 2 MINORITY OWNERS) - [https://youtu.be/E8ujU0d17h0?si=omfeYi\\_IE3nvpb8B](https://youtu.be/E8ujU0d17h0?si=omfeYi_IE3nvpb8B)**
- **1/30/24 Board Meeting Clip -- 40 Year Recert Discussion with Mayor (USING ATTORNEYS TO LAY THE STORY OF HOW OMEGA VILLAS ENDED UP WITH ALL THESE 40-YEAR COMPLIANCE ISSUES - NO MENTION OF PRIOR OFFICERS BEING ON THE BOARD SINCE 2006 OR CITY FINES FROM THAT EXPOSURE) - <https://youtu.be/cVNdAnBrpEM?si=0Jf2gqGdlHGsnMZq>**
- **1/30/24 Board Meeting Clip -- Attorney Advising Discusses COP Fine Reduction & Board's Defense - <https://youtu.be/OHFnHhKEw0>**
- **1/30/24 Board Meeting Clip -- Attorney Advising No Guarantee of City of Plantation Fine Reduction - [https://youtu.be/rY5\\_gWx9nLc](https://youtu.be/rY5_gWx9nLc)**
- **1/30/24 Board Meeting Clip -- Attorney Advising Residents to Move - <https://youtu.be/vuj9ISMxROA>**
- **1/30/24 Board Meeting Clip -- RE: 40-Year Recert (Discussion on window system replacements and confronting Board about being notified about the 40 year recert. in 2005-2006.) - <https://youtu.be/a3igD6yHqmA>**
- **1/30/24 Board Meeting Clip -- Attorney Discussing Fines & Unit Owner Comments - <https://www.youtube.com/watch?v=d0QwPUN2IUI&t=81s>**

- **10.28.25 BOD MTG Clip - Discussing Why Whistleblower (BOD) Could NOT Attend Legal Committee MTG! - [https://youtu.be/sy-1wnp-aJ4?](https://youtu.be/sy-1wnp-aJ4?si=gjHPO7TUqBhhEKfX)**

[si=gjHPO7TUqBhhEKfX](https://youtu.be/sy-1wnp-aJ4?si=gjHPO7TUqBhhEKfX)

## OMEGA VILLAS LEADERSHIP CONCERNS & VIDEOS OF BEHAVIOR PATTERNS

**New:** 10.28.25 BOD MTG Clip - Pre-Meeting Confrontation: "Stop Playing Victim

<https://www.youtube.com/watch?v=t-O8kieuViA&t=25s>

**New:** 10.28.25 BOD MTG Clip - President & Treasurer Stage Attack on Whistleblower before MTG starts!

<https://www.youtube.com/watch?v=vYD4BOoD5F4&t=1s>

**New:** 10.28.25 BOD MTG Clip - Meeting Opens in Chaos – The Scene Before the Financial Reports Cover Story!

[https://www.youtube.com/watch?v=0OrUNfRK\\_Jw&t=292s](https://www.youtube.com/watch?v=0OrUNfRK_Jw&t=292s)

1. **Patty confrontation video 1** 6.17.25 BOD Mtg. Clip -- Discussions with Patty and Blaire trying to restrain her!  
<https://youtu.be/jGIUeNPeeCEE?si=swg4edaEftB9rG3D>
2. **Patty confrontation video 2** 4.15.25 BOD Mtg. Clip - WhatsApp Attack Discussion RE Elizabeth & Patty  
<https://youtu.be/FePdn4rDZS4?si=UxDHkxY8Wui08psd>
3. **Patty confrontation video 3** -- 3/19/24 Election Meeting Clip -- Patty Discussion on My Motives for Being on the Board  
<https://youtu.be/jM9V2shX5GY?si=qvGWfVyrfac8fI9i>
4. **Patty confrontation video 4** 7.23.24 Board Mtg. Clip - Confronting Patty About Jay Harassing My EMERGENCY Roof Contractors.  
<https://youtu.be/9rY96NNufGk?si=BuFaPLvPL8849pGp>
5. **Patty confrontation video 5** 6.26.24 BOD Mtg. Clip -- Spotlight on this coordinated threat to this Whistleblower!!!  
<https://youtu.be/WWPdQaQ8fMA?si=LmNyq15T3u8-OHhD>
6. **Patty confrontation video 6** 6.26.24 BOD Meeting Clip -- President Threatens Board Member directly!  
<https://www.youtube.com/watch?v=WWPdQaQ8fMA&t=3s>
7. **Patty confrontation video 7** 4.23.24 Board Meeting Project -- The President & Treasurer of Omega Villas Attack Others.  
<https://youtu.be/s3WETVSmZvQ?si=biTzhpqczjVgoE3>
8. **Patty confrontation video 8** 5.22.24 Omega Villas Board Meeting Police Discussion & Remove Board Member (illegally??)  
[https://youtu.be/OYn9UNtg9Ag?si=WKAghBVTkPCga\\_T](https://youtu.be/OYn9UNtg9Ag?si=WKAghBVTkPCga_T)
9. **Patty confrontation video 9** 2/27/24 Board Meeting Clip - Contractor Discussing Unlicensed Work He Discovered in Phases 3 & 4  
<https://youtu.be/qeeW6etMmQI?si=qseyUQmPM6Z8sTLK>
10. **Patty confrontation video 10** 4.15.25 BOD Mtg. --- Major financial issues discussed with Carol Eskew from Juda Eskew! <https://youtu.be/jeYwHuUkWJc?si=CCo2nZ3F2dh7nnFd>
11. **Patty confrontation video 11** 4.2.24 BOD MTG clip- President trying to say I changed the legal fee invoice with my name on it! [https://youtu.be/\\_bG816zrTmQ?si=b6pmAiiHpPICVjhc](https://youtu.be/_bG816zrTmQ?si=b6pmAiiHpPICVjhc)
12. **Patty confrontation video 12** 10.16.24 — President pushing projects along to pay COP Fines with possibly no owner approval [https://youtu.be/HSeblbua-iU?si=xA8\\_yrj0dyNkbEya](https://youtu.be/HSeblbua-iU?si=xA8_yrj0dyNkbEya)
13. **Patty confrontation video 13** 10.16.24 BOD MTG clip — Whistleblower confronts President and audience about when whistle will blow (Patty Shuts Meeting Down!) <https://youtu.be/5G0hvu5uHac?si=hDlpQM85K79HZLGj>

14. **Patty confrontation video 14 4.2.24 BOD Mtg** -- Whistleblower's Opinion using COA Legal to Acct against Whistleblower! [https://youtu.be/\\_bG816zrTmQ?si=rku5tuLcMt9jIHUQ](https://youtu.be/_bG816zrTmQ?si=rku5tuLcMt9jIHUQ)
15. **Patty confrontation video 15 10/24/23 Omega Villas Board Meeting Clip** - Board Confronted About City of Plantation's Fines & Liens - <https://youtu.be/NtC8G7HSG00?si=f9KEqHkRRsamxaya>
16. **2008 Town Hall Meeting** - City of Plantation Citations Discussed - <https://www.youtube.com/watch?v=E3z60KLjtV8&t=217s>
17. **1/30/24 Board Meeting Clip** -- Attorney Advising No Guarantee of City of Plantation Fine Reduction

Watch playlist → Resident of Omega Villas YouTube Channel - [https://www.youtube.com/watch?v=rY5\\_gWx9nLc](https://www.youtube.com/watch?v=rY5_gWx9nLc)

## 10.28.25 – Board Meeting Confrontation (Video Evidence) <https://youtu.be/vYD4BOoD5F4>

*Recorded pre-meeting verbal confrontation initiated by Board President Patty Sabates and Treasurer Blaire Lapides 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.), **Exhibit X** (Video Archive).

Related Legal Framework: F.S. §760.37; 42 U.S.C. §3617 (Fair Housing & Disability Retaliation Protections).

## WHY THESE VIDEOS MATTER (Short Takeaway Insert)

These clips are not “extra material.” They document a clear pattern:

**Hollander's firm only became visibly active at Omega Villas after the community confrontation over hidden City of Plantation fines.**

What they show:

- **A board attorney acting as shield for a small group of board members — not the ownership at large.**
- **A communication environment controlled by those same members, while dissenting owners were excluded or retaliated against.**
- **Legal guidance being used to justify or downplay years of construction, permitting, and governance failures.**

The question I'm raising — and watchdog agencies should be asking — is simple:

**Who does this attorney actually represent? The 128 owners paying her fees, or the 3–7 individuals using counsel to maintain control?**

**TAKEAWAY: These videos show exactly why Florida's HOA laws fail — attorneys representing boards, not owners, and no state enforcement to stop misuse.**

[Quoted text hidden]