
Re: 2024048977 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Mon, Apr 14, 2025 at 10:44 AM

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Subject: Supplemental Evidence Submission - Records Access Resolution Raises Legal Concerns under Florida Statutes and RICO Patterns

Dear State Investigative Authorities,

This email serves as a supplemental submission to the ongoing complaints against the Omega Villas Condominium Association, Inc., including DBPR Complaint #2024038286, related whistleblower protections under Florida Statutes, and the potential RICO (Racketeer Influenced and Corrupt Organizations Act) violations.

Please find attached and referenced herein two Corporate Resolutions passed by the Board of Directors in April 2024:

1. **Corporate Resolution for Communication Decorum**
 2. **Corporate Resolution for Records Inspections and Certified Inquiries**
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1. Corporate Resolution for Records Inspections and Certified Inquiries

This resolution, adopted on April 1, 2024, imposes the following concerning restrictions:

- **Only two requests for records permitted every 30 days.**
- **Owners barred from reviewing the same records again for 12 months.**
- **Certified mail is the only accepted method for submission (no email or fax).**
- **Requests beyond the first two are categorically rejected.**
- **Inspections capped at two hours and require pre-approval.**
- **Management is not obligated to explain or assist with document clarification.**

These rules severely hinder transparency, especially for whistleblowers or owners actively monitoring possible fraud, retaliation, or financial misconduct. They contradict the spirit and letter of Florida's Condominium Act (Chapter 718.111(12)), which mandates reasonable and timely access to official records. These appear to function as a **deliberate tool of obstruction**.

2. Corporate Resolution for Communication Decorum

Also adopted in April 2024, this resolution imposes:

- **Pre-clearance of owner communications during Board Meetings.**
- **Restrictions on tone, phrasing, or repetition.**
- **Authority to ban owners for 'disruptive' behavior, as subjectively determined by the Board.**

This structure enables **viewpoint suppression**, and potentially violates protected First Amendment rights in a quasi-public governance space. It mirrors a pattern of silencing dissent already reported, including:

- Targeted removals of whistleblowers from Board Meetings.
 - Publicly read letters attacking unit owners (including myself).
 - Use of Association resources and counsel to suppress certified records requests.
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Pattern Suggesting RICO Violation Elements

When considered alongside:

- Board members' use of the Association's attorney (Rhonda Hollander) to **obstruct lawful records requests**;
- Legal fees imposed on whistleblowers like myself;
- Weaponization of meeting decorum rules to suppress public discussion;
- Coordinated suppression of evidence about financial mismanagement and construction fraud;

...these resolutions help solidify a **pattern of conduct consistent with racketeering activity** under Florida and Federal RICO statutes.

Legal Concerns:

- **Fla. Stat. §718.111(12):** Requires openness in record inspections without undue burden.
- **Fla. Stat. §718.303(4)(a):** Prohibits retaliation against unit owners.
- **Fla. Stat. §895.02** (Florida RICO): Defines racketeering activity to include obstruction of justice, coercion, and fraud.

We urge DBPR and associated investigative bodies to view these resolutions not as benign governance policies, but as a **coordinated mechanism to facilitate retaliatory obstruction and fraud concealment**.

Thank you for your continued review and attention to this serious matter. Please confirm receipt of this supplemental submission.

Respectfully,

Shawn Martin, MBA Protected Whistleblower Omega Villas Condominium Association, Inc.

This concludes most of the Analyses that I ran for RICO related considerations. I will continue to submit more evidence as situations arise in the future as well as an additional Video Summary Exhibit with links to ALL relevant Omega Villas Meeting videos as I finish creating this document.

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