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🚨🚨 Circular Oversight Failure – OIG Referral Back to DBPR (CIG #2025-08-27-0012) 🚨🚨

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Thu, Oct 2, 2025 at 12:26 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" <mediarelations@onitygroup.com>, legal@pnm.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@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

Subject: 🚨 Omega Villas – Unauthorized Construction, Costly Window Scheme, and Statewide Oversight Failures

Friends,

This week, truckloads of James Hardie siding panels were staged at Omega Villas (Exhibit A), confirming Austro Construction has been greenlit to move forward with the controversial furring strip/Hardie system. This is a **material alteration under Florida Statute §718.113(2)(a)** that was never approved by the required 75% owner vote.

At the same time, Board President Patty Sabates continues to behave as though she is beyond accountability. Videos document intimidation, retaliation, and the “above the law” posture that defines this Board’s leadership.

⚖️ Legal Requirements Being Ignored

- **F.S. §718.113(2)(a):** Material alterations require 75% owner approval before commencement.

- **Bailey v. Shelborne (2020):** Retroactive votes don't count.
 - **Sterling Village (1971):** Any perceptible change is a material alteration.
 - **Hollywood Towers (2010):** Board decisions must be reasonable, not arbitrary.
 - **F.S. §718.111(5):** Association entry is limited to necessary maintenance, not discretionary alterations that impose defects.
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Record of State Inaction

DBPR Complaints:

- **Case #2024019952** – Annual Election Complaint (Closed)
- **Case #2024022587** – Unlicensed Activity & Fraud Allegations (Closed)
- **Case #2024038286** – Financial Irregularities & Hidden Fines (Closed)
- **Case #2024039084** – Juda Eskew Accounting Complaint (At General Counsel)
- **Case #2024040176** – Austro/S&D Engineering Misrepresentation (Closed)
- **Case #2024044370** – Sunrise Management Harassment (Closed)
- **Case #2024048977** – SLAPP Suit & Retaliation Complaint (Closed; “outside jurisdiction”)
- **Case #2025-041013** – Improper Rule Adoption & Retaliation (Closed Aug. 2025 without review, despite multiple follow-ups)

DBPR Arbitration:

- **Case #2024-03-7824** – Records Access & Mismanagement (Withdrawn due to lack of neutrality)
- **Case #2025-06-1476** – Current arbitration filed by Hollander (Pending)

Florida Bar Complaint:

- **2024 Filing – Rhonda Hollander** – Allegations of abuse of authority, harassment, interference with repairs, and collusion with Board members Dorin and Jay. (Closed without action.)
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Statewide Oversight Failures

It is not only DBPR that has failed. Multiple agencies and elected officials have been notified, yet each has **deflected responsibility**:

- **Florida Senators (e.g., Jason Pizzo):** Confirmed DBPR investigators were assigned but no corrective action has followed.
- **Office of Inspector General:** My Aug. 28, 2025 complaint (CIG #2025-08-27-0012) was referred back to DBPR IG oversight instead of being acted upon directly.
- **State Attorney's Office:** ASA Margaret Carpenter stated she could not act until DBPR or police initiated a case — even after extensive video and documentary evidence was submitted.

Together, these responses show a pattern: every office pushes responsibility onto another, leaving owners unprotected while the Board and Austro proceed unchecked.

Costly & Unnecessary Window Package

The Board and Austro are also pushing costly window replacements that are **not required by the City's 40-Year Recertification process**.

- Owners are being pressured into a bundled “**window package**” promoted by Austro.
- This package is tied to the wall alterations Austro created with the furring strip system, forcing costs that would not exist otherwise.
- In my opinion, this is not legitimate code compliance — it is **vendor steering and financial coercion**.

Compounding this, Austro representatives and aligned Board members have **harassed contractors hired by owners outside of the Austro network**, disrupting independent repair efforts and undermining free choice of service providers.

Video Evidence of Austro Harassment

1. [TikTok – Austro harassment clip #1](#)
 2. [TikTok – Austro harassment clip #2](#)
 3. [YouTube – Austro harassment confrontation](#)
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Patty on Video

Eight videos document intimidation, police misuse, and retaliation under Patty's leadership:

1. [Police Intimidation Incident](#)
 2. [Patty on Camera – Above the Law Attitude](#)
 3. [Board Attack #1](#)
 4. [Confrontation #1](#)
 5. [Confrontation #2](#)
 6. [Harassment by Board](#)
 7. [Patty's Conduct – Owners Under Attack](#)
 8. [Pattern of Abuse](#)
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Email Evidence

On **Sept. 29, 2025**, Dorin Frai (Austro) announced roofing “inspections/maintenance” across Phases I–III. Patty forwarded his email to the community with instructions to “notify residents,” showing she is still greenlighting Austro's activity despite unresolved disputes:

“All see below
Eric
Please send out notification via portal text advising residents so they are aware.”

Thank you.
– Patty Sabates”

📷 Exhibit A – Materials Staged on Site



🚨 Bottom Line

While materials are staged, roof “inspections” are underway, window packages are being pushed, and contractors are being harassed, Patty and the Board carry on as if they are above the law. The evidence shows:

- Unauthorized material alterations without required approval.
- Misrepresentation of “mandatory” code compliance.
- A forced window package not required by law.
- Harassment of independent contractors.

10/2/25, 12:30 PM

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- Intimidation tactics documented on video.
- A full slate of DBPR, Arbitration, and Florida Bar filings ignored or closed without action.
- Senators, the Inspector General, and the State Attorney's Office all deflecting responsibility instead of acting.

This is not just local HOA misconduct — it is a **systemic breakdown of state oversight** that now requires federal intervention and banking accountability.

Shawn Martin, MBA

Whistleblower | Omega Villas Condominium Association
www.HOAJUSTICENOW.com

On Thu, Aug 28, 2025 at 3:56 PM Shawn Martin <sem2000s@gmail.com> wrote:

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