
Re: Case No. 2024038286 Omega Villas Condo Assn Inc.

Shawn Martin <smartin@isccompany.net>

Mon, Mar 17, 2025 at 4:47 PM

To: "Otway, Richard" <Richard.Otway@myfloridalicense.com>, "MTC - Margaret Carpenter" <mcarpenter@sao17.state.fl.us>, "Fossi, Connie (NBCUniversal)" <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, "polsky.tina@flsenate.gov" <polsky.tina@flsenate.gov>, "sharief.barbara.web@flsenate.gov" <sharief.barbara.web@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>

Hello Again,

Sorry in advance on all these emails, but I am trying to prevent having to file additional information on these matters. Regarding Austro, which is currently under investigation, we just noticed another item that was overlooked but it adds to the increased thickness of our walls. So, we discovered one more feature that may have been added after the window system issue emerged with owners given how sketchy everything has been, we want to make sure this gets added to the list for investigations. It appears that furring strips were added to the last step before the hardie board. I was not aware of this until a later discussion with furring strips that were added on top of the final weather strip before the hardie board. I am attaching photos so you can see these strips, given all we have learned, we due have concerns that they may have lastminute added this to the construction project to increase the thickness of the walls thereby calling for our windows to be reinstalled. Thus, I wanted to get this topic and below and attached documentation added to the list of items like the new safety items for Austro. There have been way too much disorganization and lies with this company. Our folks never know from week to week here which building they will be working on because they give us a 2 week notice right before they start on the Buildings and only give the notice to the impacted Buildings, no one else except the few rogue Board Officers knows this schedule.

For the pics of these furring strips below, one of our resident's is married to an engineer that reviewed the plans and has concerns about the addition of these furring strips. As you can see from the Scopes listed in the previous emails, they were not listed in these Scopes for 1st and 2nd Floor Construction Items. We would like to ensure that these furring strips were included in the Phase 1, 2 & 3 frame/construction type buildings permit plans. If they weren't, this may be another indication of potential fraud to make our walls thicker than necessary and possibly impose a flaw per a question from another engineer.



1st FLOOR SCOPE OF WORK (all 1st floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insolation
- Install moisture barrier
- Install ply-wood (5/8” pressure treated)
- Install 15lb water barrier (or similar)
- Install Hardie Board (4x8x1/4”)
- Prime and paint, color supplied by owner.

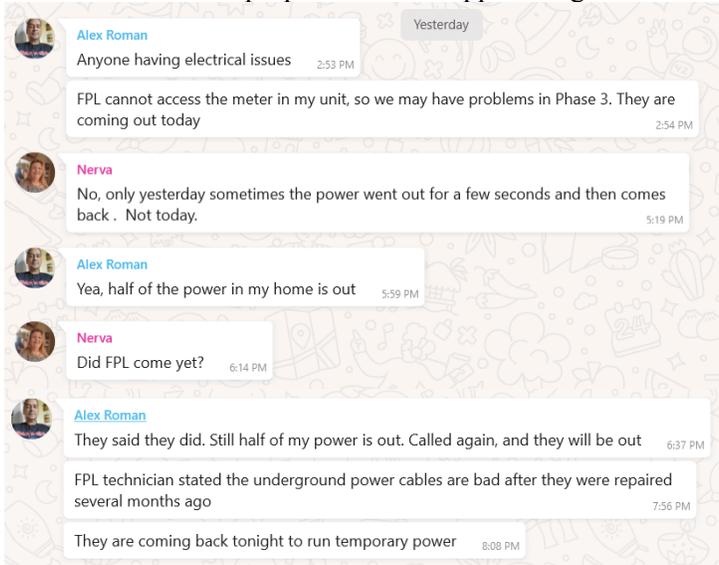
(By engineering specs and requirements of the 40 year certification)

2nd FLOOR SCOPE OF WORK (all 2nd floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insolation
- Install moisture barrier
- Install ply-wood (5/8” pressure treated)
- Install 15lb water barrier (or similar)
- Install Hardie Board (4x8x1/4”)
- Prime and paint, color supplied by owner.

(By engineering specs and requirements of the 40 year certification)

Oh, and we have another safety issue still going with the FPL fence issue where Austro's fence people struck and underground power line then built a fence over it. The owner is still having issues with this, hopefully not safety issues, see the owner of this properties WhatsApp messages below:



Thanks,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 17 2025, at 5:02 pm, Shawn Martin <smartin@isccompany.net> wrote:

Hello Again,

Good evening. I believe per last week's construction meeting that we got to the bottom of the reason our window systems were requested to be replaced. It appears that it was built into the contract that we changed from a 1-ply to a 2-ply wall by adding an extra layer of plywood to the frame parts of our buildings which caused all windows and doors to need to be replaced. However, our Board and HOA attorneys did not provide us proxies to vote on this what we believe is a material alteration and I am providing some to most of the video to documentation that we have received regarding this matter. These are the key areas of the contract where we noticed this scope:

Owens Corning Dimensional Singles shall be used for the sloped roofs. Contractor agrees to remove all of the existing façade; replace all rotted studs; install new insulation, install moisture barrier; install **Hardie** Board on the 1st and 2nd floor where there is existing wood, and where there is existing stucco replace with stucco to match similar existing finishes on all Phase 1,2,3, and 4 buildings; Prime and paint, color supplied by Association; all work shall be performed in accordance with Engineer's Project Manual attached as Exhibit "A" attached unless as otherwise specifically noted below.

Note: The parties have agreed to the following modification of the Project Manual specifications. For the existing T1-11 exterior buildings, Contractor may use Florida Building code compliant **Hardie** Board in lieu of wire lathe and stucco. Additionally, the parties have agreed to utilizing a synthetic TPO roof system on the building low slope flat roofs. All such work shall be done in accordance with Florida Building Code and approval of the Engineer.

1st FLOOR SCOPE OF WORK (all 1st floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insulation
- Install moisture barrier
- Install ply-wood (5/8" pressure treated)
- Install 15lb water barrier (or similar)
- Install **Hardie** Board (4x8x1/4")
- Prime and paint, color supplied by owner.

(By engineering specs and requirements of the 40 year certification)

2nd FLOOR SCOPE OF WORK (all 2nd floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insulation
- Install moisture barrier
- Install ply-wood (5/8" pressure treated)
- Install 15lb water barrier (or similar)
- Install **Hardie** Board (4x8x1/4")
- Prime and paint, color supplied by owner.

(By engineering specs and requirements of the 40 year certification)

Further, I am attaching the below summary of meetings with video links where we discussed these window systems and it hasn't come up to date that the extra layer of plywood caused the windows to doors to have to be replaced. I am also attaching correspondence from the HOA attorneys and Contractors. We have had so so so many issues that we are suspecting that possibly organized crime to fraud may be at play here. Further, they are trying to fine us now if we don't promptly do as they request in regards to any aspect of this construction process. This community needs your assistance given this turned into say a \$6 to \$10 million (more or less) construction project which wasn't carefully planned by our Board it seems!

8. Structures work delays-Code change/upgrade and type of wall installation.

Issues: Code changes require additional materials and adjustments, impacting timelines, removal of lower windows, and costs.

Actions:

- T1-11 buildings have new code requirement which require plywood and other materials that would bring the structure out about an inch and a half.
- Lower windows must be removed and possibly be reinstalled or replaced.
- Austro will not reinstall older windows. For a small fee they will reinstall lower impact windows.

Austro & Omega Villas Board's Window System & Construction Apparent Lies in Our Opinions:

Given to date, we have heard from the Board and Austro as to the numerous reasons why we have to either reinstall our window systems and sliding glass to front doors or purchase new ones. It appears that the underlying cause of the reason for this change was a material alteration in the construction contract that changed our walls from 1-ply to 2-ply walls without a 75% or 2/3rds votes from the owners. This change is making our walls thicker which impacts all of our windows and doors.

Lies & Questions from Community 1: November 2023 first construction meeting, Levy explains why the window systems have to be replaced but we haven't heard him say this was because of 2-ply wall installation: <https://youtu.be/Jq75TaNoDZM> Owners ask in-depth questions about the cost of these windows and other repair costs: <https://youtu.be/a0qlcZS2fjM> Attorney Goode calls in and explains the scope of supposedly all material alterations but doesn't appear to mention the changes to construction from 1-ply to 2-ply walls that could result in Phases 1, 2 & 3 windows to doors having to be replaced: <https://youtu.be/YyufYAHsvQY>

Lies & Confrontations #2: 2nd Floor Roofs before 1st Floor Walls – Windows System Lie #1 - <https://youtu.be/uxoujmltECE> We find out in this confrontation with Eric & Marjorie & Levy in September of 2024 that Patty and Levy were possibly going rogue to make construction the roofs and fences before the 1st floor structure: <https://www.tiktok.com/@flcoawhistleblower/video/7459918052826615070> This is what they said in the beginning about the planned construction schedule in the 10/2023 mtg: <https://studio.youtube.com/video/DODvHgWyeK0/edit> We have never known what the construction schedule was going to be as it seems only the Officers on the Board have known this.

Lies & Confrontations #3: Material Alterations =75% Votes= Patty Statement – Complaining about Proxies for optional features and color that unit owners didn't want (they had to make 2 to 4 rounds of inquiries to get the signed proxies back) – I confronted them about No Emergency Roof Repairs then cuts to my roof: <https://www.youtube.com/watch?v=QpZYdkUoL9w> Then, confronting Dorin about the cuts in my roof that occurred after the July 2023 lawsuit was settled & about the Emergency Roof repairs: <https://youtu.be/5Elr3TrwJdY>

Lies & Confrontation # 4: Levy saying wood frame structure so windows and doors have to be replaced – Blaire requesting window letter with no Board vote: https://youtu.be/dEnUDjlg_5l

Lies & Confrontations #5: Dorin says Austro can't offer a warranty (SM suggests waiver for issues like these), rotted wood, who is going wait till the contractors to show up – sliding glass doors (same situation) – SM confronting them about making sure the window system are damaged – Blaire – cover the windows up discussing again another material alteration for another option – So, the Board again is very aware of what a material alteration is 75% vote in each Phase or Subdivisions, excuse after excuse to lies – Levy -discussing permits existing & SM confronting Levy about cuts and knowing when contractors on the roof: Blaire stating again that she put a letter together to push owners on replacing windows – no Board vote again: <https://www.youtube.com/watch?v=GhQM9fmj8Bg&t=130s> Hollander creates a windows installation waiver and Levy discusses this waiver in this meeting here: <https://youtu.be/OTRKAJA71cE>

Lies and Confrontations # 6: We discover that the window systems have to be replaced because it appears the Board signed a contract that included a material alteration (according to research) by changing our 1-ply walls to 2-ply walls without a 75% vote by each Phase or Subdivision. SM Confronts them about these findings and then Patty and Blaire attack me trying to discredit my opinions: <https://www.youtube.com/watch?v=FaECs2mmXoY&t=313s>

Links to the full videos my be given as well upon request...

Confrontation with Jay, Mike and Dorin of Austro about harassing my emergency roofing contractors there to stop my leaks:

(1) <https://www.tiktok.com/@flcoawhistleblower/video/7426795246521994538> (2) <https://youtu.be/KwTBnqsgjTo>
 (3) <https://youtu.be/BGImj1WF0MU> Then, confrontations with Patty about using Jay, Michael, and Dorin to harass my emergency roofing contractors when the Board wouldn't do these repairs: <https://youtu.be/9rY96NNufGk>

Confrontations with Levy over roofers working in the rain and safety issues like the FPL power line that was struck by the fencing company: <https://youtu.be/qW-Vf5Ptsw> & <https://www.tiktok.com/@flcoawhistleblower/video/7426917974906522926>

Best,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 14 2025, at 2:13 pm, Shawn Martin <smartin@isccompany.net> wrote:

Hello Again,

In regards to the attached complaint on Austro, our community is also dealing with not only shoddy work for this **\$4.85 Million** job but it appears they are trying to squeeze more money out of this community. Per our understanding of the Bylaws and Covenants, Windows and Doors are an owner's responsibility. Well, we strongly feel this Board and the Engineering (S&D Engineering) to Construction Company (Austro) have been giving us misleading information to push us into these repairs. This now includes using the HOA attorney to try to pressure owners if they don't do what the contractors request (refer to the attached minutes). I have attached exhibits and emails of all the new issues that have developed since this was last reported as a DBPR complaint in July of 2024. So, we have had electric line safety issues, lies from the contractors (it appears), the Levy Austro's Owner cussing out other owners in our community and even bringing a doberman (possibly guard dog) onto our property. So, is it going to take someone getting injured here before the law steps in??? Sure the contractors want us to pay for all window and door replacements, that would be an average of about \$30,000 +/- for impact windows per unit or approximately **\$3.8 Million**. Then, remember, we still have the outstanding City Of Plantation fines that are at approx. **\$900k** and will double at least by the time this project finishes and the inspections pass! So, who is going to help us here? And mind you that they passed a termite tenting on our annual maintenance budget last year for an extra hundred because it had to be done this year when construction isn't even complete to increase our annual maintenance to approx. **\$700** or more per month plus our special assessments of **\$300** or more depending on 2/2 or 3/2 construction type! And Governor Desantis wonders why HOA/COA fees are so high in Florida???

Further, all of the yellow highlighted items in the attached January 2025 Minutes are questionable action items for a construction committee meeting and the orange highlighted ones could be outright lies. The construction commenced in February 2024 and we are not aware of any building code updates after this date. **We are exhausted of trying to get relief from the State and local governments to at least investigate our issues.**

And, I confronted them in last night's meeting about the way they are using the construction meetings to push enforcement on the community! I mean I don't know if this is organized crime to fraud but it sure feels like it as some that has been a victim of this retaliation from these Board Members. We have had like 5+ legal actions taken by owners over water leaks (one was mine) that ended in insurance claims and two lawsuit settlements. So, what we have to file more lawsuits to get a remedy here???

NO ONE HERE IN MY GROUP OF 55+ OWNERS TRUSTS OUR HOA LAW FIRM, BOARD, ACCOUNTING FIRM, CONTRACTORS, OR ANYONE ELSE THAT REPRESENTS THIS ROGUE BOARD. I HAVE TRIED 10+ TIMES AND YOU CAN CONFIRM ALL THE POLICE REPORTS WITH THE CITY OF PLANTATION TO GET AN INVESTATION STARTED TO LOOK INTO THESE MATTERS -- NOTHING!

<https://youtu.be/FaECs2mmXoY?si=7iNycVVctNdELo9J>

LEVY WITH AUSTRO NOW BRINGING A DOBERMAN THAT WAS OFFLEASH ON OUR PROPERTY TO WALK AROUND WITH!



B **Blaire Lapides**
 to me, Patty, Elizabeth, Maude, Maritza, Marjorie, Miriam, Rhonda, Diana <Shawn>
 The dog situation will be addressed at tonight's construction workshop.
 Blaire

Please forgive any typos.
 Sent from my iPhone

Thu, Jan 16, 12:30 PM (6 days ago)

On Jan 15, 2025, at 11:20 PM, Shawn Martin <sm2000s@gmail.com> wrote:

S **Shawn Martin** <sm2000s@gmail.com>
 to Blaire, Patty, Elizabeth, Maude, Maritza, Marjorie, Miriam, Rhonda, Diana <

Jan 17, 2025, 7:09 PM (7 days ago)

Blaire, based on the witness statements to the videos collected at the last Board meeting. It seems that Levy's unleashed **Doberman** was not addressed in the last construction meeting! I am definitely reporting this to the proper authorities as this community does not need legal liabilities being brought onto our property by contractors!

O **YMS Office Support**
 to me, Blaire, Patty, Elizabeth, Maude, Maritza, Marjorie, Miriam, Rhonda <

Fri, Jan 17, 7:53 PM (7 days ago)

Good evening all,

I hope this email finds you well. Before I sign off for the weekend, I want to update the board that since I personally addressed the complaint directly with Austro, there was no need to discuss same at the construction meeting. The dog will not accompany Levy while he is on the property. Thank you for your time.

Wishing you all a peaceful evening and an enjoyable weekend.

Diana Morgan, LCAM
Property Manager

YOUR MANAGEMENT SERVICES
 "It Begins With YOU!"



150 S. Pine Island Road
 Suite 300
 Plantation, FL 33324
 Office (954) 624-2489
 Fax (954) 652-9175

Beginning January 1st, 2025, we ask that all homeowner requests go through your Association Website.

Thank you!



Shawn Martin, MBA
 Principal | Senior Product & Compliance Consultant
 ISC | www.isccompany.net
 Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 13 2025, at 3:02 pm, Shawn Martin <smartin@isccompany.net> wrote:
 Hey Richard et Al (Our Community of 128 Owners Needs Your Help),

Regarding your email below, yes, I was discussing this case with the State Attorneys' Office but they need a Police report filed to launch and investigation. Yet, the City of Plantation Police Department just claims oh this is a civil matter so there is nothing for us to investigate. They have received at least 10+ police calls regarding this information -- tried to get them to investigate multiple times to no avail. So, I also contacted the Broward County Sheriff's Office today - they said they don't have jurisdiction => referred me to the Florida State Law Enforcement's Office, then contacted the Florida State Law Enforcement's Office who also said they don't have

any jurisdiction either. So, who who is going to look into the possible fraud activities that are happing in this Broward County District? Look how much our City of Plantation Fines have accrued to to date -- **\$897K**? We have a year left on this construction project so it is reasonable to believe this will double by this time. And the Fines for Phase 2 are retaliatory issued by the Special Magistrate because of unlicensed contractor citations issued in 2008-2009 that were never cured! If this isn't a newsworthy story, I don't know what is... The contractors we currently have are getting \$4.85 Million and now want more for windows that the City of Plantation stated aren't required to be changed as part of this project - which could be up to an additional \$3.8 Million for them if the owners comply with their request - yet then, the owners will still be stuck paying the below Fines at the end.

Omega Villas Totals of Future City of Plantation Fines					Current Balance as of			
Phase	Case #	Per Day Fine Amoun	Date Fine Starter	1.31.25	2 Year - Future Balanc	3 Year - Future Balance	Annual Cost	
Phase 4	CE21-02662	\$75	Apr-23	\$ 77,775.00	\$118,838	\$146,213	\$27,375	
Phase 3	CE21-01557	\$75	Apr-23	\$ 77,700.00	\$118,763	\$146,138	\$27,375	
Phase 2	4 Buildings @	\$250	Sep-23	See Below	\$547,500	\$912,500	\$365,000	
Phase 2	2 Buildings @	\$200	Dec-23	See Below	\$219,000	\$365,000	\$292,000	
Phase 2 (1) 1743-1747	CE23-00682	\$250	Sep-23	\$ 125,250.00	See Above	See Above		
Phase 2 (2) 1740-1760	CE23-00683	\$250	Sep-23	\$ 125,250.00	See Above	See Above		
Phase 2 (3) 1712-1736	CE23-00685	\$250	Sep-23	\$ 125,250.00	See Above	See Above		
Phase 2 (4) 1700-1708	CE23-00686	\$250	Sep-23	\$ 125,250.00	See Above	See Above		
Phase 2 (5) 1701-1721	CE23-00680	\$200	Dec-23	\$ 81,800.00	See Above	See Above		
Phase 2 (6) 1725-1741	CE23-00681	\$200	Dec-23	\$ 81,800.00	See Above	See Above		
Phase 2	All Totals			\$ 664,600.00	\$1,431,100	\$1,942,100		
Phase 1	CE21-01556	\$75	Apr-23	\$ 77,700.00	\$118,763	\$146,138	\$27,375	
Phase 1, 3, 4	All Totals			\$ 233,175.00	\$356,363	\$438,488		
Total Fines				\$897,775	\$1,787,463	\$2,380,588		

Public Information on our Case:

<https://www.youtube.com/@ResidentofOmegaVillas/videos>
<https://www.tiktok.com/@flcoawhistleblower>

Even the City of Plantation PD Officers are involved: <https://youtu.be/0Yn9UNtg9Ag?si=Ih3x8wPFexQA5bdz>

So, when is someone going to conduct a proper investigation into these affairs - there are multiple cases like 8-10 cases at the DBPR being investigated outside the financial ones as in this case?

Regards,

Shawn Martin, MBA
 Principal | Senior Product & Compliance Consultant
 ISC | www.isccompany.net
 Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 7 2025, at 4:58 pm, Otway, Richard <Richard.Otway@myfloridalicense.com> wrote:

Good Afternoon,

The Division was given more Jurisdiction in certain sections of F.S. 719. The incident(s) would have to occurred after July 1, 2024.

The Division does not have the Jurisdiction to investigate crimes, such as fraud. We can forward the potentially Fraudulent activities to

the other State Departments that investigate these crimes such as the Attorney General’s Office. But if I am not mistaken, you advised that you have sent them these allegations already.

The election complaint is still being investigated, and we will let you know when its forwarded to the Office of General Council.

Sincerely

Richard Otway

Financial Examiner/Analyst Supervisor

Bureau of Compliance

Division of Florida Condominiums, Timeshares, and Mobile Homes

Department of Business and Professional Regulation

2601 Blair Stone Road

Tallahassee, Florida 32399-1030

Bureau: 850-487-9948 | Fax 850-488-7149

View our Events Calendar at: <https://bit.ly/2TNAqB2>



From: Shawn Martin <smartin@isccompany.net>
Sent: Wednesday, February 5, 2025 5:22 PM
To: Otway, Richard <Richard.Otway@myfloridalicense.com>
Subject: Re: Case No. 2024038286 Omega Villas Condo Assn Inc.

[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.

I am curious how the DBPR does not have authority to investigate financial issues that could be indications of fraud under the new 7/1/24 Laws? Further, what about when the HOA/COA hides financial information from the owners like the \$900k + fines with the City of Plantation?

Shawn Martin, MBA
Principal | Senior Product & Compliance Consultant
ISC | www.isccompany.net
Main | (954) 909-5178 | Cell (954) 716-0915



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 5 2025, at 4:56 pm, Otway, Richard <Richard.Otway@myfloridalicense.com> wrote:

Good afternoon,

Please see attached letter.

Sincerely



Richard Otway
Financial Examiner/Analyst Supervisor
Bureau of Compliance
Division of Florida Condominiums,
Timeshares, and Mobile Homes
Department of Business and Professional
Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399-1030
Bureau: 850-487-9948 | Fax 850-488-7149
View our Events Calendar at:
<https://bit.ly/2TNAqB2>

