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

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**Shawn Martin** <smartin@isccompany.net>

Mon, Feb 17, 2025 at 5:02 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,

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.**

## **1<sup>st</sup> FLOOR SCOPE OF WORK (all 1<sup>st</sup> 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)***

## **2<sup>nd</sup> FLOOR SCOPE OF WORK (all 2<sup>nd</sup> 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/VyufYAHsvQY>

**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/5EIr3TrwJdY>

**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/dEnUDjig\\_5I](https://youtu.be/dEnUDjig_5I)

**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/0TRKAJA71cE>

**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/BGlmj1WF0MU> 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**

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