

----- Forwarded message -----

From: **Shawn Martin** <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>

Date: Wed, Dec 10, 2025 at 1:16 PM

Subject: Re: OMEGA VILLAS - AGENDA & BOARD MEETING PACKET FOR DECEMBER 9TH AT 7:00 PM

To: YMS Office Support <[info@yourmanagementservices.com](mailto:info@yourmanagementservices.com)>

Cc: Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>, [bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net) <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Elizabeth P <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, KCC C <[kechen.80@gmail.com](mailto:kechen.80@gmail.com)>, Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, Maritza Wilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, Eric Richards <[ericrichards@gmail.com](mailto:ericrichards@gmail.com)>, [pabloansupport@popular.com](mailto:pabloansupport@popular.com) <[PABLLoanSupport@popular.com](mailto:PABLLoanSupport@popular.com)>, [Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com) <[Melanie.Griffin@myfloridalicense.com](mailto:Melanie.Griffin@myfloridalicense.com)>, General Counsel 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## Watchdog Email Update October 8, 2025 - Subject: Illegitimate Special Assessment for Unit Owner Responsibilities - Board Operating Without Authority

To: All Recipients - Federal/State Authorities, Media, HOA Advocacy Groups, Lenders

From: Shawn Martin, MBA

Owner, Director & Whistleblower @ Omega Villas Condo Association

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

*Looking away to taking no action on this case study is no longer an option, the upcoming case(s) in my opinion is packaged up and ready to go to trial (in this Whistleblower's firm opinion so I've done my job for my community) in any kind of suit whether it be State, Federal, private suit actions or private class-action suits! The collection includes a full accountability trail (paper trail of all the desks this story crossed with no action with hundreds of emails (and the full list of recipients that chose to block me rather than take action) - maybe it is a key case study for why HOA reform is so badly needed in Florida and the greater Nation) who ignored this for 18 years, and why - that's the question? It is time for me to get a return on my 18 year investment here as well as all the financial to reputational costs this rogue Board and the parties involved have caused me, now a cancer patient. The door is open to any attorneys that would like to have discussions with me...*

*For accountability purposes, we can prepare any official records circulated to three sources. What is on the official records files at Juda Eskew, Your Management Services, or any Board Emails I have received but the copies displayed here were extracted with time-date stamped dates of release from the files and I have copies of all my certified-mail official records requests! In my opinion, the evidence files are complete minus some miscellaneous uploads on more minor documentational matters. But, my Watchdog emails will keep rolling down the national accountability trail!*

### The Latest Development: Board Attempting to Assess Owners for Unauthorized Work on Owner-Responsibility Items

Following my recent evidence packages documenting what appears to be systematic vote evasion and potential construction fraud (2011-2025), the Board has now issued what appears to be an illegitimate special assessment notice for window replacements.

**The critical legal problem: The Omega Villas Declaration makes windows, sliding glass doors, and regular doors the OWNER'S responsibility - NOT the association's.** The Board has no authority to mandate replacements or assess owners for these items.

Then, only AFTER being called out publicly, they suddenly scheduled TWO meetings to try to legitimize it retroactively:

**December 9, 2025 Board Meeting Agenda Includes (attached below):**

- "Review and discuss special assessment for unit owner windows and doors"
- "Discuss approval of 2026 proposed budget"
- Additional construction-related items

**Omega Villas Condominium Association Inc.  
Board of Directors Meeting  
Tuesday, December 9, 2025  
7:00PM - Clubhouse**

**AGENDA**

**Meeting Called to order.**

**Establish a quorum.**

**Officer's Report:**

**President:**

- Review results of Phase 4 40-year certification fine reduction hearing.
- Review annual financial auditor engagement letter for 2025 audit.
- Unit owner special assessment meeting scheduled for December 11<sup>th</sup> -related to non-compliant -upper/lower windows and sliding glass doors identified needing replacement by engineer of record during their inspection.
- Update on status 2026 budget

**Vice President- General Updates**

**Secretary – Review of all outstanding minutes from prior meetings**

**Treasurer – Financial Review**

**December 11, 2025 "Special Assessment Meeting" Scheduled:**

- *Originally announced for "non-compliant upper/lower windows and sliding glass doors identified needing replacement by engineer of record"*
- *Scheduled AFTER assessment was already issued on November 30, 2025*

**NOTICE OF SPECIAL ASSESSMENT MEETING**

Date: THURSDAY, December 11, 2025  
Time: 7:00 pm  
Location: OMEGA VILLAS CONDOMINIUM CLUBHOUSE ALL UNIT OWNERS

**AGENDA**

- Call to order by the President
- Proof of Notice of Meeting
- New Business
  - a) Motion to Special Assessment for failure to replace and install upper and/or lower windows and/or sliding glass doors that were failed by Engineer of Record as part of certification process on the following Unit Owners:

Phase 1	Phase 2	Phase 3
1) 1717 \$5,724.00	1) 1741 \$4,796.50	1) 1701 \$9,089.50
2) 1724 \$5,724.00	2) 1745 \$3,869.00	2) 1705 \$6,890.00
3) 1709 \$5,724.00	3) 1728 \$5,724.00	3) 1748 \$5,724.00
4) 1737 \$3,869.00	4) 1749 \$5,724.00	4) 1717 \$3,074.00
5) 1741 \$3,869.00	5) 1752 \$2,173.00	5) 1733 \$12,614.00
6) 1748 \$5,724.00	6) 1756 \$2,173.00	6) 1745 \$3,869.00
7) 1752 \$5,724.00	7) 1757 \$5,724.00	7) 1749 \$5,724.00
8) 1761 \$10,494.00	8) 1760 \$7,636.00	8) 1757 \$5,724.00
	9) 1761 \$6,996.00	9) 1761 \$3,074.00

- b) Unit Owner Discussion
- c) Vote of the Board of Directors

- Adjournment

***NOTE: 1760 PHASE 2, MY UNIT IS IN ACTIVE ARBITRATION BECAUSE I WOULDN'T ALLOW THE WINDOW INSPECTION - BUT IT APPEARS THE BOARD OVERRIDES THIS ANYWAYS...***

**This backward process - issuing the assessment FIRST (Nov 30), then scheduling meetings SECOND (Dec 9 and Dec 11) - combined with the Board's apparent lack of authority to touch owner-responsibility items, raises serious questions about whether this community has been subjected to a calculated, multi-year scheme to maximize financial extraction from 128 families while systematically violating both owner rights and Florida condominium law.**

**Why This Board Appears to Be Operating Without Legal Authority.**

**1. Windows/Doors Are OWNER Responsibility Per Declaration**

The Omega Villas Declaration of Condominium clearly designates windows, sliding glass doors, and regular doors as unit owner responsibility - not common elements controlled by the association.

**Under Florida Statute §718.113(5):**

- If windows/doors are owner responsibility per the declaration, the Board CANNOT mandate their replacement
- If the Board wants to install hurricane protection on owner-responsibility windows, they MUST obtain a majority vote of the owners
- The Board CANNOT assess owners for work on items that are the owner's responsibility

**What actually happened at Omega Villas per Official Board Minutes examined:**

- No vote was ever held asking owners if they wanted the Board to mandate window/door replacements
- Board proceeded to require replacements anyway
- Board is now attempting to assess owners for this unauthorized work

- Board acted outside its legal authority from the beginning

## 2. Material Alterations Require 75% Owner Vote - Never Obtained

Beyond the window/door authority issue, the Board has acknowledged since 2011 that the following are material alterations requiring a 75% owner vote:

### Material Changes Made WITHOUT Required Vote:

- Windows - changed/replaced without vote
- Sliding glass doors - changed/replaced without vote
- Regular doors - changed/replaced without vote
- Siding material selection - Board chose Hardie Board (most expensive option at \$14-16/sq ft) without ever giving owners a vote
- Stucco was \$7-8/sq ft cheaper and was never disclosed as an option
- T-111 was middle cost option, also never voted on
- Owners could have saved hundreds of thousands to over \$1 million if given the choice

**The Board's own minutes from 2011-2023 repeatedly document that these items require owner votes. Multiple attorneys, architects, and engineers told them this. They knew. They proceeded anyway.**

## 3. No Required 2/3 Owner Vote for Special Assessment Process

Even if the Board HAD authority to mandate these replacements (which they don't), Florida Statute §718.112(2)(c) requires specific procedures: What Florida law requires:

- 14-day advance notice to ALL unit owners
- Notice must state: (1) assessments will be considered, (2) estimated cost, (3) description of purposes
- Posted conspicuously on property 14 days before meeting
- Affidavit of notice filed with official records
- Board meeting held BEFORE assessment issued

### What actually happened:

- **November 30, 2025: Assessment notice issued and posted at mailboxes**
- **No meeting had been held**
- **No 14-day advance notice given**
- **No estimated cost provided**
- **No proper description of purposes**
- **December 11, 2025: ONLY AFTER being publicly challenged, Board schedules retroactive meeting**

**You cannot issue an assessment FIRST, then hold a meeting SECOND to try to legitimize it. The statute requires the process in reverse order.**

**4. Issued by Management Company (YMS), Not the Board**The assessment letter was sent under the letterhead and postage of Your Management Services (YMS) - not the Board, not the Association's attorney.

### Why this matters:

- A CAM company cannot authorize special assessments
- This appears to violate CAM licensing rules under Florida Statute §468.436
- Only the Board can approve assessments, and only after proper meeting procedures

5. The Engineer Story Keeps Changing

The December 11th meeting agenda claims windows were "identified needing replacement by engineer of record during their inspection."

### But the Board's own minutes contradict this:

- July 25, 2018: Alleged Engineer **Farrukh Saveed stated windows needed "caulking" - not replacement**
- February 12, 2020: Alleged Engineer recommended windows "not replaced due to costs but will be resealed and caulked"
- November 29, 2018: Alleged Board directed management to get impact window pricing - BEFORE any new engineering report changed the recommendation from caulking
- 2023-2024: Alleged Narrative suddenly shifts to "all windows must be replaced"
- July 23, 2025: Alleged Engineer issues "Windows Evaluation" letter
- July 29, 2025: Alleged Engineer issues "Lower Window Inspection Letter"
- November 17, 2025: Alleged Engineer issues "Sliders Letter"
- December 2025: Alleged Now claiming engineer inspection identified "non-compliant" windows needing replacement

**Critical Question:** Why are there suddenly multiple engineer letters in 2025 (after construction is substantially complete) when the same engineer said in 2018-2020 that windows just needed caulking? And why are there NO such letters for Phase 4, which has the SAME series of windows?

## 6. Attorney Hollander's Misrepresentation of NOA Documents (June 25, 2025)

In a June 25, 2025 demand letter, Attorney Rhonda Hollander made several demonstrably false statements to justify the unauthorized furring strip installation:

### Hollander's Alleged Claims:

**"The original contract with Austro incorporated the Hardie Board System. The enclosed certified NOA reflects that the system being used requires furring strips as part of that system and is certified by the company supplying the materials."**

### The Reality:

- The NOA (Notice of Acceptance) document actually states furring strips "MAY" be used - this is permissive language, not mandatory
- Hollander appears to have misrepresented permissive language as a requirement
- This appears to be deliberate attorney misrepresentation to provide legal cover for unauthorized construction

### Hollander's Additional Alleged False Claims:

**Claim:** "No material alteration vote was required for this system as the case law is clear..."

### Alleged Reality:

- Board's own minutes 2011-2023 repeatedly acknowledge siding changes ARE material alterations requiring votes

- This directly contradicts the Board's documented knowledge spanning 14 years
- Multiple attorneys and architects told the Board votes were required

**Claim:** "Previous arbitration decisions have determined that removal of wood siding... with stucco, fell under the above exception and did not require owner approval."

**Reality - The Smoking Gun:**

- *If stucco doesn't require a vote, why didn't they use stucco?*
- *Stucco was \$7-8/sq ft CHEAPER than the Hardie Board they chose*
- *Hollander just admitted stucco was a legal, vote-free option - but they hid this option from owners and chose the most expensive alternative*
- *This admission proves they KNEW cheaper options existed and deliberately concealed them*

**Claim:** "Since this was the original agreement, which was approved by the Engineer of Record... there were no change orders"

**Reality:**

- Furring strips were NOT listed in the original Austro contract scope for wall composition (first or second floor)
- This IS a change - they simply didn't document it as a change order
- "No change orders" is provably false based on contract review

**Claim:** "Austro is following the NOA for Hardie Board systems which includes plywood and furring strips at the same cost"

**Reality:**

- Furring strips added 3/4-1" thickness that created the window flange misalignment
- "Same cost" is irrelevant when the cheaper stucco option (that Hollander herself cited as precedent) was never disclosed to owners
- NOA says "MAY" include furring strips, not "must" - Hollander misrepresented this

This appears to constitute attorney-assisted fraud: Hollander provided legal cover for unauthorized construction by deliberately misrepresenting

**NOA permissive language as mandatory requirements, citing cheaper options as legal precedent while concealing those options from owners, and falsely claiming undocumented construction changes were part of the "original agreement."**

All evidence including Hollander's June 25, 2025 letter with the misrepresented NOA document is published at: HOAJusticeNow.com - Attorney Letters Section @

URL: <https://hoajusticenow.com/home/this-construction-debacle-was-always-doomed/>

**This Construction Debacle Was Always Doomed**

**7. Alleged Board Claims "Statutory Code Changes" Caused Wall Thickness (Allegedly Provably False)**

In Board meetings during 2024-2025, the Board claimed that "statutory changes in code" required thicker walls.

**This claim is allegedly demonstrably false:**

- Building code requirements for wall thickness did NOT change between 2018-2025
- The furring strips (not code) caused the wall thickness increase
- Contractor Dorin Allegedly stated in 2025 that "2x4 studs are fine, code hasn't changed" when asked by whistleblower
- This contradicts the Board's Alleged narrative about code-mandated thickness changes

**This appears to be a coordinated false narrative between Board and attorney to:**

1. Justify unauthorized furring strip installation
2. Manufacture excuse for window replacement mandates
3. Shift blame from their hidden construction changes to "code requirements"
4. Provide legal cover through attorney misrepresentation of NOA documents

**What changed?**

**The evidence suggests: Hidden furring strips were installed (not in contract scope, not voted on) that created wall thickness issues, making window flanges not line up. They appear to have created the problem, then blamed "non-compliance" to force expensive replacements of owner-responsibility items they had no authority to touch.**

This is exactly the pattern documented in my evidence package: "[The Siding, Walls, Furring Strips & Window Replacement Smoking Gun \(2011-2025\)](https://hoajusticenow.com/home/the-siding-walls-furring-strip-window-replacement-smoking-gun-2011-2025/)" @

URL: <https://hoajusticenow.com/home/the-siding-walls-furring-strip-window-replacement-smoking-gun-2011-2025/>

**How This Connects to the Broader Pattern of Vote Evasion**

This special assessment does not exist in isolation. It appears to be the latest example in a 17-year pattern of systematically bypassing required owner votes and operating outside legal authority.

**The Alleged Documented Pattern (2011-2025):**

- 2011-2023: Alleged Board minutes repeatedly acknowledge that material alterations (windows, siding, doors) require 75% owner vote. Multiple attorneys, architects, and engineers document this requirement across years of meetings.
- 2011-2023: Alleged Board minutes also show they knew windows/doors were owner responsibility, not association responsibility.
- 2018: Alleged Engineer says windows need caulking. Board directs management to get window replacement pricing anyway.
- 2023: November 7, 2023 meeting - windows and siding mysteriously removed from "material alterations" list despite years of acknowledging they ARE material alterations. No proxies sent. No vote held.
- 2024: Alleged Hidden furring strips installed (not in contract scope, never disclosed to owners) that created wall thickness changes used to justify mandatory window replacements of owner-responsibility items.
- 2024-2025: Alleged Owners forced to accept Board's choice of most expensive construction options - Allegations:
  - Alleged Hardie Board siding chosen without owner vote (stucco was \$7-8/sq ft cheaper, never disclosed)
  - Alleged Window/door replacements mandated without authority or vote
  - Alleged Sliding glass doors included without authority or vote
  - 2025: Alleged \$125,000+ in legal fees (not budgeted) passed to owners. Up to \$175,000+ in additional construction assessments approved by Board.
  - November 30, 2025: Alleged Special assessment issued for window replacements (owner-responsibility items) without meeting, without vote, without proper notice, without authority.
  - December 2025 (after being challenged): Alleged Board suddenly schedules December 11th "special assessment meeting" to retroactively legitimize what was already issued.

**The Alleged backward process: Mandate owner-responsibility work → Install without authority → Issue assessment → Get caught → Schedule meeting after the fact to create appearance of legitimacy.**

### **Why This Appears to Meet RICO Pattern Requirements**

This case was structured as a potential RICO investigation beginning in early 2025 because the evidence Allegedly suggests organized criminal enterprise characteristics spanning 17+ years.

#### **Alleged RICO Elements Allegedly Present:**

1. Alleged Enterprise (18 U.S.C. § 1961(4)): A coordinated group of individuals and entities operating together:

- Alleged Board Members to investigate: Patty Sabates (Current President & Former Treasurer or Secretary 2006-2025), Blaire Lapidés (Treasurer & Former Secretary 2007-2025), Elizabeth Palen (Vice President & Former Secretary 2024-2025), Eric Richardson (Former Vice President 2018-2024), Ken & Norma Aker (Both Former Presidents 2006-2017)
- Alleged Legal Counsel: Lloyd Procton (pre-2005-2022), Hollander Goode & Lopez (2022-2025, Rhonda Hollander), Frank Weinberg & Black (2008-2019)
- Alleged Management: All Florida Management (2006-2013), Sunrise Management (2013-2024), Your Management Services (2024-2025)
- Alleged Contractors: Austro Construction (Levy Horvath), Cavaliere Electric, S&D Engineering (Farrukh Saveed)
- Alleged Financial Network: Juda Eskew/Carol Eskew accounting/legal liaison

2. **Alleged Patterns Noticed that Might Qualify Under Racketeering Activity (18 U.S.C. § 1961(5)): At least two predicate acts within 10 years showing continuity and relationship:**

#### **Alleged Mail Fraud Predicate Acts (18 U.S.C. § 1341):**

- Mailing Alleged false Board minutes concealing vote requirements (2011-2025)
- Mailing Alleged unauthorized special assessment notices (November 30, 2025)
- Mailing Alleged demand letters containing false statements about NOA requirements (Hollander, June 25, 2025)
- Mailing Alleged construction notices for work without proper authorization (2023-2025)

#### **Alleged Wire Fraud Predicate Acts (18 U.S.C. § 1343):**

- Alleged Electronic transmission of false meeting notices
- Alleged Email communications coordinating unauthorized construction
- Alleged Electronic billing for work performed without proper authority
- Alleged Wire transfers for assessments imposed without legal basis

#### **Alleged Bank Fraud (18 U.S.C. § 1344):**

- Alleged Loan applications potentially based on Alleged false representations about construction authorization
- Alleged Special assessments affecting FHA-insured mortgages without Alleged proper legal authority
- Alleged Financial reporting that may have concealed Alleged unauthorized expenditures

#### **3. Allegedly Affecting Interstate Commerce:**

- Alleged FHA loans (federally insured mortgages potentially affected)
- Alleged Materials shipped across state lines (Hardie Board, construction materials)
- Alleged Management companies operating across state lines
- Alleged Banking institutions involved (Chase, Popular Bank, many others - interstate operations)
- Alleged Impact on property values affecting out-of-state buyers/sellers

#### **4. Alleged Continuity and Relationship:**

- Alleged 17-year timeline (2008-2025) showing Alleged systematic, ongoing pattern
- Alleged Related schemes all serving Alleged same goal: bypass owner votes, maximize costs, extract funds
- Alleged Same core participants throughout (Patty, Blaire, rotating attorneys/contractors following same playbook)
- Alleged Regular pattern repeating across different construction phases and financial demands

#### **Specific RICO Predicate Alleged Acts Timeline:**

2011-2023: Alleged Mail fraud - mailing minutes acknowledging vote requirements, then proceeding without votes

2018: Alleged Wire fraud - electronic communications directing window pricing research despite engineer saying only caulking needed

2023: Alleged Mail/wire fraud - November 7, 2023 meeting removing windows/siding from material alterations list without legal basis

2024-2025: Alleged Mail/wire fraud - construction notices, demand letters, assessment notices for unauthorized work

June 25, 2025: Alleged Mail fraud - Hollander letter deliberately misrepresenting NOA "MAY" language as "REQUIRES"

November 30, 2025: Alleged Mail fraud - unauthorized special assessment notice for owner-responsibility items

December 2025: Alleged Wire fraud - electronic meeting notices attempting retroactive legitimization

#### **The Possible Alleged RICO Patterns Show:**

Coordinated Multi-Party Operation:

- Alleged Board identifies targets (owner-responsibility items, material alterations)
- Alleged Attorney provides legal cover through misrepresentation (Hollander NOA letter)
- Alleged Engineer changes opinions without new findings (Farrukh)
- Alleged Contractor implements unauthorized changes (Austro furring strips)
- Alleged Management issues unauthorized demands (YMS assessment letter)
- Alleged Accounting network handles funds (Juda Eskew)

#### **Alleged Systematic Vote Evasion Scheme Apparently:**

- Allegedly Acknowledge vote requirements in minutes (establish knowledge)
- Allegedly Remove items from material alterations list or ignore requirements
- Allegedly Manufacture false justifications ("code changes," misrepresented NOA)
- Allegedly Create problems to justify solutions (furring strips → window "non-compliance")
- Allegedly Use attorney misrepresentation to provide legal cover
- Allegedly Issue unauthorized assessments
- Allegedly Retaliate against questioners

#### **Alleged Financial Extraction Patterns to Examine:**

- Allegedly Hide cheaper options (stucco \$7-8/sq ft cheaper)
- Allegedly Force most expensive choices without votes (Hardie Board)
- Allegedly Mandate work on owner-responsibility items without authority (windows/doors)

- Allegedly Create manufactured problems requiring expensive solutions
- Allegedly Pass all costs to owners through unauthorized assessments
- Allegedly Repeat cycle across multiple construction phases

#### **Why Federal Authorities Are Reviewing:**

All evidence of this potential RICO pattern has been sent to:

- U.S. Department of Justice (Criminal Division)
- FBI (financial crimes, organized fraud)
- HUD Office of Inspector General (FHA loan impacts)
- Federal banking regulators (Chase, Popular Bank involvement)

**The 17-18-year coordination between Board members, attorneys, management companies, contractors, and financial liaisons—all following the same playbook of vote evasion, false documentation, manufactured justifications, and unauthorized financial demands—appears to meet the legal definition of an organized criminal enterprise under RICO statutes hence my repeated escalations of these matters.**

**Based on the evidence compiled over 2+ years of investigation and sent to federal authorities, this assessment appears to demonstrate alleged:**

1. Board Allegedly operating outside its legal authority by mandating work on owner-responsibility items (windows, doors)
2. Allegedly Deliberate, systematic circumvention of Florida Statute §718.113(5) requirements for owner votes on hurricane protection
3. Allegedly Coordinated pattern of vote evasion for material alterations (siding, windows, doors) despite acknowledging vote requirements in minutes
4. Allegedly Calculated approach to maximizing owner costs while bypassing all transparency and accountability mechanisms:
  - Allegedly Hide cheaper options (stucco)
  - Allegedly Choose most expensive option (Hardie Board)
  - Allegedly Force replacement of owner-responsibility items
  - Allegedly Create manufactured problems (hidden furring strips) to justify mandates
5. Allegedly Intentional use of procedural manipulation to create appearance of legitimacy where none exists
6. Allegedly Orchestrated financial pressure campaign targeting vulnerable populations (retirees, disabled owners, FHA borrowers)

**These alleged patterns appear to suggest not incompetence or confusion, but rather Allegedly methodical, multi-year operation designed to extract maximum funds from owners while maintaining plausible deniability through selective documentation and retroactive legitimization attempts.**

#### **What Appears to Be Happening: A Calculated Playbook**

**The evidence suggests alleged systematic, repeating approaches designed to maximize financial extraction:**

- Step 1: Allegedly Identify owner-responsibility items (windows, doors) and material alterations requiring votes (siding)
- Step 2: Allegedly Acknowledge in Board minutes that votes are required (establish plausible deniability - "we knew the law")
- Step 3: Allegedly Remove items from material alterations list or simply ignore vote requirements (November 7, 2023 meeting)
- Step 4: Allegedly Hide cheaper construction options from owners (stucco \$7-8/sq ft cheaper - never disclosed)
- Step 5: Allegedly Force most expensive choices without required votes (Hardie Board, window/door replacements)
- Step 6: Allegedly Create manufactured "emergencies" to justify mandatory upgrades (hidden furring strips causing window alignment "problems")
- Step 7: Allegedly Pass inflated costs to owners through unauthorized assessments for work Board had no authority to mandate
- Step 8: Allegedly Use legal threats, selective enforcement, and intimidation against owners who question the process
- Step 9: When challenged, Allegedly retroactively schedule meetings to create appearance of legitimacy
- Step 10: Allegedly Issue new assessments when more money is needed, repeat cycle

**This Allegedly latest assessment fits this exact playbook with disturbing precision. The November 30th issuance for owner-responsibility items, followed by the December 11th retroactive meeting, is Allegedly textbook Step 9 behavior - caught operating without authority, now attempting to legitimize after the fact.**

All of this information, including the systematic vote evasion for owner-responsibility items and material alterations, has been sent to federal authorities for investigation.

#### **The Financial Impact on 128 Families**

**Owners at Omega Villas have been subjected to what appears to be systematic financial exploitation through unauthorized mandates:**

- \$10M+ in questioned construction costs tied to work performed without Allegedly proper authority or votes
- \$1M+ in potential savings Allegedly lost by not being given choice of cheaper siding options
- \$1M+ in city fines since 2008 (many allegedly hidden from owners)
- \$125,000+ in Allegedly legal fees in 2025 alone (not budgeted)
- \$175,000+ in Allegedly additional construction assessments for 2026
- Allegedly Forced window/door replacement costs for owner-responsibility items Board had no authority to mandate
- Now this special assessment - for work already completed without Allegedly authority

***Many residents are retirees on fixed incomes. Many have disabilities (including this whistleblower undergoing cancer treatment). Many hold FHA loans that may be jeopardized by these financial irregularities. This community has been allegedly bleeding for 18+ years!***

**The 17-year timeline, the coordination between multiple parties (Board, attorneys, contractors, management), the selective targeting of vulnerable populations, and the systematic evasion of required owner votes all suggest this is not a series of mistakes - it appears to be a calculated operation.**

#### **This Information Has Been Sent to Federal Authorities**

All evidence of the systematic vote evasion, unauthorized mandates on owner-responsibility items, and material alterations performed without required votes has been sent to federal oversight authorities, including:

- U.S. Department of Justice
- HUD Office of Inspector General
- Federal banking regulators
- FBI (potential RICO investigation)

**The documentation collectively on the HOAJusticeNow.com site includes:**

- **Board minutes (2011-2023) showing they knew votes were required**

- **Evidence they Allegedly knew windows/doors were owner responsibility.**
- Documentation of **Alleged** vote evasion for material alterations (siding selection)
- Timeline of manufactured problems (furring strips) to justify **Alleged** unauthorized mandates
- Financial analysis showing cost inflation through **Allegedly** bypassing owner choice
- **Alleged** Pattern of procedural manipulation and retroactive legitimization attempts

### Immediate Requests to Oversight Authorities:

Given the documented pattern of operating without authority and this latest apparent violation, I am requesting:

#### To DBPR / DBPR-IG:

- Immediate investigation into unauthorized assessment for owner-responsibility items
- Review of Board's authority under Omega Villas Declaration to mandate window/door work
- Examination of YMS CAM license and authority to issue assessments
- Investigation of Board's pattern of vote evasion for material alterations (2011-2025)
- Financial audit of all special assessments and construction costs
- Review of whether Board has been operating outside its legal authority since 2011

#### To State Attorney / Attorney General:

- Criminal investigation into what appears to be an organized scheme to bypass owner voting rights
- Review of potential RICO pattern (coordinated activity spanning 17 years, multiple parties, systematic approach to vote evasion)
- Investigation of potential elder abuse (calculated targeting of retirees on fixed income)
- Examination of wire/mail fraud (unauthorized assessment notices, coordinated communications)
- Review of whether mandating work on owner-responsibility items without authority constitutes fraud

#### To HUD / Federal Authorities:

- Investigation of FHA loan impacts from what appears to be systematically irregular assessments
- Review of Fair Housing implications (disability discrimination, retaliation against whistleblower with cancer, targeting of protected classes)
- Examination of potential organized scheme affecting federally-backed mortgages
- Consider whether this pattern constitutes financial exploitation of vulnerable populations
- Coordinate with federal banking regulators reviewing evidence already sent

#### To Lenders (Chase, Popular Bank, etc.):

- Review loan files for Omega Villas for indicators that Board is operating outside its authority
- Examine assessment legitimacy - Board appears to be assessing for work it had no authority to mandate
- Consider whether construction irregularities and unauthorized mandates affect collateral value
- Review evidence sent to federal banking regulators regarding this matter

#### To Media:

- Investigate and report on 128 families facing financial harm from what appears to be systematic abuse of Board authority
- Examine regulatory failure to act despite evidence of Board operating outside its authority since 2011
- Story angle: Board forces owners to pay for replacements of owner-responsibility items, chooses most expensive options without giving owners a vote

### Required Board Actions

The Board must immediately:

1. **Withdraw this special assessment for owner-responsibility items it has no authority to mandate**
2. **Provide legal opinion showing authority under Omega Villas Declaration to mandate window/door replacements**
3. **Provide documentation of required owner votes for:**
  - Touching owner-responsibility items (windows, doors)
  - Material alterations (siding selection, building envelope changes)
  - Hurricane protection installation per §718.113(5)
4. **Reimburse owners for any costs already paid for work Board had no authority to mandate**
5. **Hold properly noticed meetings with required advance notice if attempting any future assessments**
6. **Cease operating outside legal authority granted by Declaration and Florida Statutes**

### Why Immediate Action Is Critical

**This community cannot afford further delay while what appears to be a calculated operation to bypass owner rights and maximize financial extraction continues unchecked.**

*Owners have been systematically burdened with what appear to be deliberately inflated, unauthorized financial demands for work the Board had no authority to mandate. Regulatory agencies have received detailed complaints about Omega Villas since 2007, with escalating evidence of coordinated vote evasion and operation outside legal authority since 2023, yet no substantive investigation has occurred.*

### Meanwhile, the playbook continues:

- **Alleged** Unauthorized assessments for owner-responsibility items keep coming
- **Alleged** Retroactive legitimization attempts proceed
- **Alleged** Legal threats continue against questioners who know the Board lacks authority
- **Alleged** Costs escalate beyond owner means through forced acceptance of most expensive options
- **Alleged** Vulnerable populations face potential foreclosure over allegedly illegitimate charges for work Board couldn't legally mandate
- **A whistleblower with cancer continues fighting alone with the support of other owners for basic legal compliance and owner voting rights**

The precision with which this pattern repeats - **Alleged** ignoring vote requirements documented in their own minutes, **Alleged** operating outside Declaration authority, **Alleged** creating retroactive legitimization - suggests **Alleged** intentional design, not coincidence.

*How many more unauthorized assessments, retroactive meetings, and mandates on owner-responsibility items will occur before someone investigates what appears to be systematic financial exploitation of 128 families through deliberate vote evasion?*

**Evidence Package**

All documentation supporting these claims, including the systematic vote evasion and operation outside legal authority, is available at: [www.HOAJusticeNow.com](http://www.HOAJusticeNow.com)

**Key exhibits referenced in this email:**

- Case Files Index: [Omega Villas Condo Assoc. Case Files — Links](#)
- [The Siding, Walls, Furring Strips & Window Replacement Smoking Gun \(2011-2025\)](#) - documents entire pattern of vote evasion and unauthorized mandates
- [Omega Villas Declaration](#) - shows windows/doors are owner responsibility, not association (available upon request)
- [Board Minutes \(2011-2023\)](#) - showing they knew votes were required for material alterations (on the [HOAJusticeNow.com](http://www.HOAJusticeNow.com) website & previously circulated)
- [Engineer statements \(2018-2020\)](#) - showing windows only needed "caulking" not replacement
  - [The Siding, Walls, Furring Strips & Window Replacement Smoking Gun \(2011-2025\)](#) (Scroll Near the Bottom of the webpage)
- [Exhibit O — DBPR Financial Oversight Failures & Accounting Irregularities](#)
- [Exhibit CC — Eighteen Years of Governance Patterns \(2005-2023\)](#)
- [OMEGA VILLAS LEADERSHIP IN ACTION](#) (video documentation included)

Copies of all evidence have been sent to federal authorities as noted above.

I am requesting written acknowledgment of receipt and intended timeline for review/action within 7 business days.

Respectfully,  
 Shawn Martin, MBA  
 Owner, Director & Whistleblower @ Omega Villas Condo Association  
[www.HOAJusticeNow.com](http://www.HOAJusticeNow.com)

On Fri, Dec 5, 2025 at 4:30 PM YMS Office Support <[info@yourmanagementservices.com](mailto:info@yourmanagementservices.com)> wrote:

Good afternoon everyone,

I hope you've had a wonderful week!

My apologies for the delay in sending the attached board packet. The vendor I met on Wednesday afternoon was finalizing his proposal for the sidewalk repairs, and I wanted to ensure you had the most complete information.

Please find the packet attached. The agenda was also posted on both sides of the mailboxes and at the pool. I appreciate your time.

Wishing you all a peaceful afternoon.

Diana Morgan, LCAM  
Property Manager

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**YOUR MANAGEMENT SERVICES**

"It Begins With YOU!"



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For customer Service Complaints please forward your email to [complaints@yourmanagementservices.com](mailto:complaints@yourmanagementservices.com)

**From:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>  
**Sent:** Friday, December 5, 2025 7:21 AM  
**To:** [bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net) <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; Elizabeth P <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; KCC C <[kcchen.80@gmail.com](mailto:kcchen.80@gmail.com)>; Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; Maritza Wilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Shawn Martin <[sem2000s@gmail.com](mailto:sem2000s@gmail.com)>; Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; YMS Office Support <[info@yourmanagementservices.com](mailto:info@yourmanagementservices.com)>; Eric Richards <[ericrichards@gmail.com](mailto:ericrichards@gmail.com)>  
**Subject:** BOD Agenda for December 9th

All  
 Please see agenda for the upcoming meeting BOD meeting scheduled for Tuesday, December 9th  
 Diana:  
 Please send the board all the agenda backup items needing attachments

Eric  
 Please post agenda items on the web and upload agenda items provided by Diana  
 Thank you

